

HARRY S. TRUMAN NATIONAL HISTORIC LANDMARK DISTRICT: A
NEIGHBORHOOD CASE STUDY

by

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A REPORT

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Abstract

In 2011, the United States Secretary of the Interior approved a proposal for expansion of the Harry S. Truman National Historic Landmark District in Independence, Missouri. The expansion of the historic district and the subsequent press resulting from the expansion was the inspiration for this report. The topic area of this report is historic preservation. Historic districts come with increased rules and regulations that can be seen as limiting a resident's use of the properties within these districts. This report is concerned with the actual condition within a historic district with a central hypothesis that historic districts do have a positive association with property condition. In order to answer the research question, a multiple-case replication explanatory case study was performed using the original landmark district boundaries and two comparable nearby neighborhoods outside of the historic landmark district. The case study utilized secondary sources and in-field observations to analyze seven researchable factors about the parcels within the study areas. These factors were compared and contrasted during the cross case analysis. To further the understanding of the study area, a detailed profile of the City of Independence, Missouri, was produced. This profile looked at the historical development of the city, as well as economic and demographic statistics. The theoretical framework behind historic districts was also analyzed for this report. It is beneficial to look at this question in order to evaluate the potential implementation of a historic district that a planner may face in their municipality such as whether historic preservation regulations should be maintained, expanded, or eliminated or a historic district should be put in place. The report ends with a conclusionary chapter including recommendations, lessons for planning professionals, and ideas for further research.

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I would like to acknowledge my major professor, Dr. Gibson, for his continued guidance and support on this master's report. I would also like to thank Professor Keller and Professor Lawhon for serving on my committee.

Dedication

I would like to dedicate this report to my family and friends, especially my parents Randy and Jan Steinman. I could not have made it this far without your care and support.

Chapter 1 - Introduction

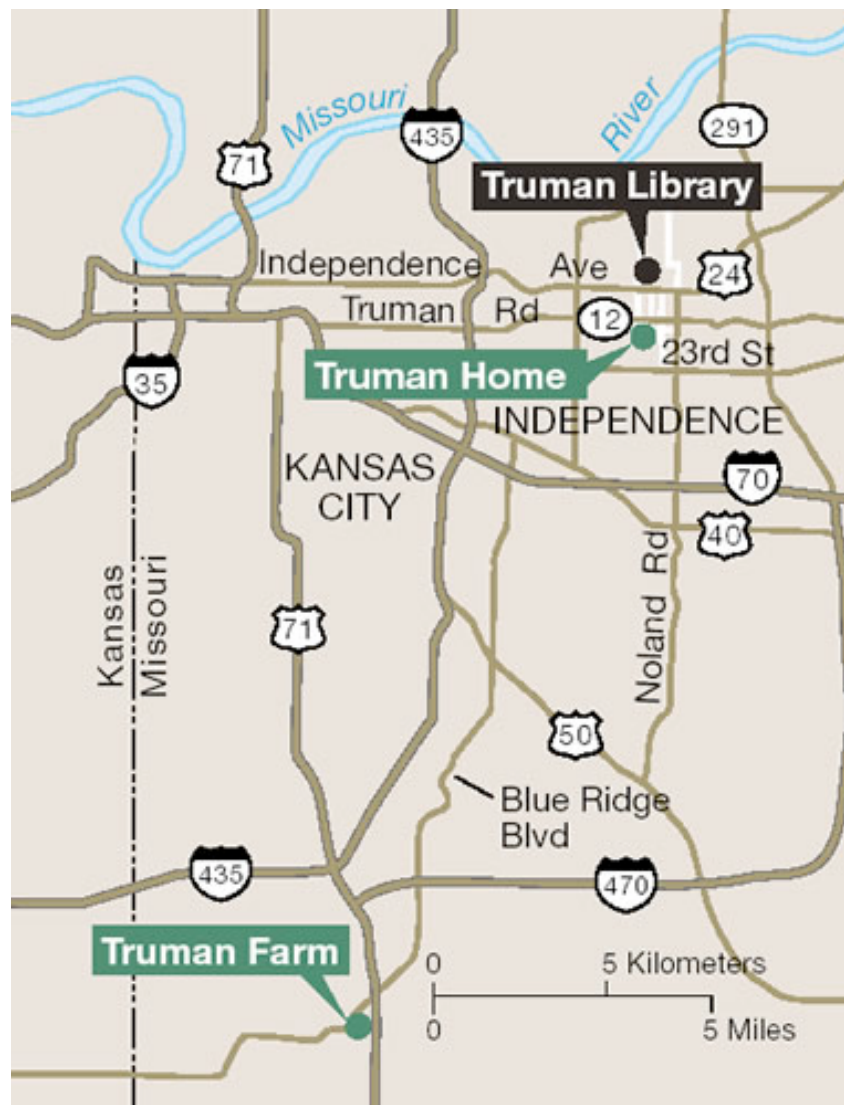
In 2011, the United States Secretary of the Interior approved a proposal for expansion of the Harry S. Truman National Historic Landmark District in Independence, Missouri. Most historic districts encapsulate only a brief moment of time, however the Harry S. Truman district is unique because of its connection to 82 years of family and lifetime ties to the former president. The original district was designated on November 11, 1971 (Martin, 2011). The expansion in 2011 increased the district to a total of 567 parcels, more than doubling its previous size. The expanded district now includes the Independence Square along with many more residential properties. The designation opens up the properties to be eligible for tax credits at the state and federal level (DeWeese, 2010).

The expansion of the historic district and the subsequent press resulting from the expansion was the inspiration for this report. The topic area of this report is historic preservation. The intended audience is planners. The specific issue being addressed in the report is historic districts and their association with, and value to, local citizens. These districts come with increased rules and regulations that can be seen as limiting a resident's use of the properties within these districts. This report is concerned with the actual condition within a historic district and if a historic district is beneficial. More specifically, does a historic district have a positive association with property condition. The report's hypothesis is that historic districts do have a positive association with property condition. A housing survey was conducted that looked at structure condition, environment condition, and sidewalk condition in order to get a combined view of the condition of the entire property. The housing survey looked at the Harry S. Truman district in Independence, Missouri as well as two nearby areas that were not in the historic landmark district and served as a means of comparison of property condition. It is beneficial to look at this question in order to evaluate the potential implementation of a historic district that a planner may face in their municipality. This research could also be used when determining whether historic preservation regulations should be maintained, expanded, or eliminated. The research about the Harry S. Truman National Historic Landmark District might also be of use for other communities that are considering applying for a national landmark

designation or similar historic district. The theoretical framework behind historic districts was also investigated for this report and analyzed in relation to members of the planning profession.

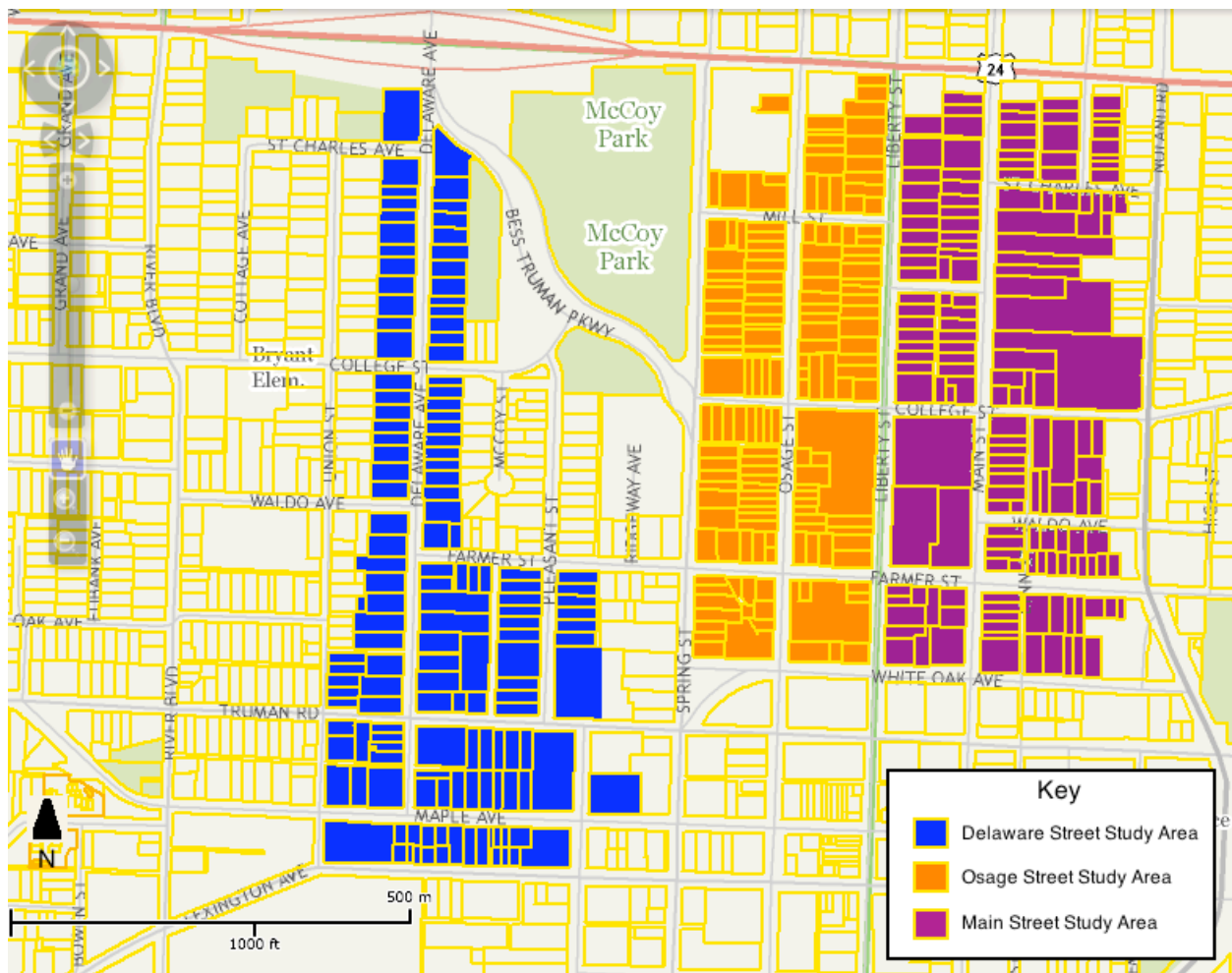
The study areas are located in the City of Independence, Missouri, a suburb located directly to the east of Kansas City, Missouri. Independence had a reported population of 116,830 in 2010, making it the fourth largest city in the state. A summary of the history, economic data, and demographic profile for the city was provided in this report in order to gain a better understanding of the location and context of the study area. The historic district, referred to as the Delaware Street Study area in this report, is located between the Harry S. Truman Home site and the Harry S. Truman Library (Figure 1.1).

Figure 1.1 Map Showing the Location of the Historic Sites within the KC Metro Region (National Parks Service)



In order to answer the research question, an explanatory case study was performed using the original landmark district boundaries and two comparable nearby neighborhoods outside of the historic landmark district (Figure 1.2). The components of the case study are the question, propositions, units of analysis, data linkages, and interpretation criteria. These components are defined in the methodology chapter. The multiple-case replication design utilized secondary sources and in-field observations to analyze seven researchable factors about the parcels within the study areas. These factors are compared and contrasted during the cross-case analysis.

Figure 1.2 Map of the Study Areas (adapted from Jackson County GIS)



The report ends with a conclusionary chapter summarizing the findings and includes lessons for planning professionals and recommendations to the City of Independence, Missouri. The limitations of the study and ideas for further research are also discussed in the conclusion.

Chapter 2 - Literature Review

The topic of historic preservation encompasses many things. First, information about its definitions, components, and development was investigated. Following that discussion, the report researches reasons why historic preservation, and more specifically historic districts, are important.

Introduction to Historic Preservation

Historic preservation is also known as preservation planning, cultural resource management planning, or heritage management planning. It is planning that identifies, evaluates, protects, and manages historic and cultural resources. These resources include such things as historic buildings and structures, historic districts, historic and cultural landscapes, prehistoric and historic archaeological sites, and other physical places of historic or cultural importance (Henry Renaud, 2000).

Historic preservation is part of a larger movement that includes efforts to preserve art, documents, antiquities, monuments, cemeteries, battlefields, and is even connected to wilderness preservation such as the National Parks movement. Within the topic of historic preservation, there are subtopics including restoration, conservation, reconstruction, adaptive reuse, and replication (Barthel, 1989).

Historic preservation in the United States began with the efforts of South Carolinian Ann Amela Cunningham to save Mount Vernon in 1853. The purpose was to save the site in order to foster patriotism and the noble character of the founding fathers in future generations. Multiple historical societies would be formed throughout the country in the following decades to preserve other patriotic relics (Barthel, 1989).

The main entity for historic preservation in the United States is the National Trust for Historic Preservation. It was created on October 26, 1949 by President Harry S. Truman. The founding purpose was the acquisition and administration of historic sites throughout the country. After 1966, the Trust was funded by federal support, however, recently a mutual agreement between the federal government and the National Trust for Historic Preservation terminated this

arrangement. The National Trust is now funded by private-sector contributions. (National Trust for Historic Preservation, 2012).

In 1966 the U.S. federal government passed the National Historic Preservation Act (NHPA). This act is the primary federal law governing preservation of cultural and historic resources in the nation. The act created national policy governing the protection of such resources. It established the program for identifying and listing historic resources on the National Register of Historic Places. The register is maintained by the National Parks Service under the Secretary of the Interior in the federal executive branch. The act created federal, state, and local partnerships. It also requires that federal agencies take into consideration any actions that could adversely affect historic properties that are listed, or eligible for listing, on the National Register. NHPA established stewardship responsibilities of federal agencies for the historic properties under their ownership or control. Finally, NHPA created the Advisory Council on Historic Preservation which oversees federal agency responsibilities related to historic properties. The passage of the National Historic Preservation Act was very influential to the historic preservation movement in the United States (National Trust for Historic Preservation, 2012).

Purposes of History Districts

The literature surrounding the theoretical reasoning behind why historic districts are necessary and how they are beneficial to society and planners is very broad. Robert E. Stripe (2003) writes in the prologue for *A Richer Heritage* that although the value of historic preservation goes without question to those in the preservation field, it often needs to be justified to the general public. Stripes offers seven reasons why preservation is highly important. The first reason is that historic resources are all that physically link us to our past. These resources help us to recognize who we are, how we became so, and how we differ from others of our species. Essentially, historic resources are a reminder of our identity. Secondly, we should value historic resources because we have lived with them and they have become a part of us. They create a sense of familiarity in our environment and contribute to the character of a place. The third justification for historic preservation was that in an age of cultural and personal homogeneity, we reach out to every opportunity to maintain difference, individuality, and personal identity. Preserving physical heritage maintains the link to a varied cultural past. The

fourth reason was that historic places have a relation to past events, eras, movements, and people that are important to honor and understand. We need to have a respect for the past that created today. Nostalgia and patriotism are important motivations for historic preservation. Preserving our history helps the public understand and appreciate the past. The fifth and sixth reasons are related and deal with preserving historic architecture. Architecture should be saved due to the intrinsic value of art. Cities also have the right to be beautiful places and many historic buildings are of great aesthetic value. The seventh, and final, reason given by Stripe for the important of historic preservation is the social value of preserving the history of people's lives and cultures.

Historic preservation initiatives can benefit the community in ways outside of preservation. A big part of the preservation process is the planning process itself. Making the effort and initiating the process can serve as a catalyst for preservation of a site but also as a way of building community relations between officials and citizens. The process needs to be local and include community consensus building. Typically a successful preservation effort nominates a property for listing on the National Register of Historic Places, creates a preservation and management plan for the site, and develops an interpretive program around the site. It is often beneficial for preservation consultants or National Park Service staff to work with a local leader throughout the process. It is important to involve landowners in the process as well, in order to calm fears of undue government interference with landowners' rights and to get them directly involved in the preservation of the resource. Since the process benefits so greatly from public participation, it also is a great means of starting and maintaining a dialogue between the government and the community (Brent, 2000).

Historic sites are often visited by a specific type of tourist known as a heritage tourist. These tourists seek recreation, history, and local culture. Heritage tourists are anyone looking for an authentic, distinctive, and personal history. People find a more meaningful experience from visiting the places where the history really occurred and value hearing accounts from locals versus distantly learning about historic events (Hart, 2000).

Diane Lea (2003) in *American's Preservation Ethos: A Tribute to Enduring Ideals* identifies the connections between preservation and the American spirit. Preservation is patriotic in its roots in the U.S. as the movement was started in order to memorialize heroes from the Revolutionary War. Preservation deals with the balance between respect for private rights and the concern for the larger community that is present in so many of the nation's debated issues.

Preservation is typically a grassroots effort that is based in the private sector. This instills a sense of individual ownership in the process. Preservation goes beyond government regulations and tax incentives to a feeling of preserving one's own history.

The New Hampshire Division of Historical Resources (2003) outlines the financial benefits of historic preservation in its document *What are Historic Districts Good for, Anyway?* published by the division. According to the document, studies have shown that rehabilitation of existing structures creates more jobs and more money remains locally than does in new construction. It also can be more logical and save money to conserve resources by utilizing existing structures. The document argues that the demolition of an existing building that is then replaced with a new one, is essentially stealing from two generations. It steals from the generation that constructed the structure by throwing away their asset that was still useable. It also steals from future generations by using increasingly scarce resources. Not only is reuse of existing structures economical but also it is more environmentally friendly.

Historic preservation can serve as a means of social integration among different income groups and diverse ethnic, racial, and religious populations. Historic sites that are operated as museums span these differences and signify to Americans that we are all one nation. Many varied histories are preserved and open to the general public through historic preservation. This is a means of sharing diverse histories with everyone. It can serve as a way to expand education of events and stories important to diverse groups beyond the members of those groups (Barthel, 1989).

Literature Review Conclusion

Ranging from restoration to conservation and reuse, historic preservation encapsulates many things. It began in the U.S. as a means of saving Revolutionary War related sites but continued to remain popular, even into modern day. The National Trust for Historic Preservation is the main entity in the U.S. The reasons for historic preservation are about as broad as its subtopics. Justification for preservation include community identity, nostalgia, patriotism, art appreciation, community involvement, economic benefits, environmental benefits, and social gains as well. Independence, Missouri benefits from multiple historic sites representing its diversity of social groups and varied histories. The Harry S. Truman National Historic Landmark District is a patriotic honor that helps maintain the neighborhoods unique character.

Chapter 3 - Background

The study areas for this report are located within the City of Independence in Jackson County, Missouri. The purpose of this chapter is to provide background information about the city in order to better understand the study areas. First the chapter looks at the historical development of Independence. Then the chapter examines the city's existing plans that are relevant to the study areas.

History of Independence

Although today many think of Independence, Missouri as simply another suburb in the Kansas City Metropolitan Region, the city has a long and varied past. The city's history includes Native Americans, designation as a county seat, Mormons, westward trails, slavery and the Civil War, and a U.S. president.

Prior to the development of Independence, the area was first settled by the Osage and Kansa Indian tribes. They were attracted to the area because of the numerous natural springs, earning the area the name Big Spring. The natives would lose their claim to the land in 1825 when the U.S. government took control of the area and were completely driven from the land in 1830 with the Indian Removal Act (Independence Department of Tourism, 2012).

Independence is the county seat of Jackson County. The county was founded on December 15, 1826 by the Missouri State Legislature. It was named after the seventh president of the United States, Andrew Jackson. Jackson County is one of Missouri's 114 counties, and includes most of Kansas City, Missouri, along with 17 other cities and towns. The county covers an area of about 607 square miles with 654,000 people residing within its boundaries. The area known as Big Spring was chosen as the county seat on March 29, 1827, establishing the 160-acre original settlement parcel as Independence. The first courthouse was constructed in Independence in 1827, although it would not be until 1836 that the first permanent courthouse structure was completed. There have been a series of courthouse structures and remodels over the years in Independence. A second courthouse complex would be established in downtown Kansas City in 1926, although Independence would still remain the county seat (Jackson County, 2008).

Becoming the county seat would not be the only significant designation for the city. In 1831, Joseph Smith declared Independence, Missouri as the location of Zion, or “God’s city on Earth,” for the Church of Jesus Christ of the Latter Day Saints. Smith and other elders in the Mormon Church had been in the area acting as missionaries to convert the natives. The influx of Mormon settlers resulting from Smith’s declaration was halted by unfriendly residents in the city who eventually violently drove the Mormons out of Jackson County in 1833 (Baugh, 2002). The Mormons would return to the city and a faction of the Mormon Church, known as the Community of Christ, would establish its international headquarters in the city (Independence Department of Tourism, 2012).

Independence began its role as a major trade post when the city was selected as the starting point of the Santa Fe Trail. Merchants would buy supplies before heading westward and Mexican goods were traded in the city creating a large economic boom. The city would also become the starting point for the Oregon Trail in the 1840s. Independence experienced great prosperity and boomed during the late 1830s and 1840s outfitting pioneers, earning the city the nickname of “Queen City of the Trails.” The 1849 Gold Rush would see the establishment of the California Trail, which also started in Independence, Missouri. Independence would lose its monopoly on the wagon trail trade to West Port in the latter 1840s. The town of West Port would later become part of Kansas City, Missouri (Independence Department of Tourism, 2012).

In the 1850s, Independence’s growth was stunted by the violence surrounding the slavery debate in the nation. Jackson County was the site of many bloody feuds between the Missouri Bushwackers and the Kansas Jayhawkers. The area became dangerous and the number of pioneers coming into the city drastically declined. The city was the location of two important Civil War battles in 1862 and 1864. Independence would never regain its pre-Civil War prosperity (Independence Department of Tourism, 2012).

Independence’s most famous former resident is Harry S. Truman. Truman spent his later childhood years in Independence, Missouri. His political career began in the city when he was elected presiding judge of the county court. He was elected to the U.S. Senate in 1934 and selected as Roosevelt’s running mate in 1944. Truman became the 33rd president in 1945 upon FDR’s death. He was reelected to a second term in 1948. Truman would return to Independence during the summers of his presidential term and retired to the city after he left office. His home

is now a museum and his presidential library is located in the city. Harry S. Truman and his wife Bess are buried in Independence, Missouri (White House, 2012).

History of District

The Harry S. Truman Historic District was created when it received National Historic Landmark designation on Veteran's Day, November 11, 1971. The district was recognized for its historic association with the 33rd president of the the United States during the period of time from 1919 to 1971. The district is designated under the criterion of properties that are associated importantly with the lives of persons nationally significant in the history of the United States (National Parks Service, n.d.).

Plans in Independence, Missouri

This section examines the plans that exist within the City of Independence, Missouri and how these plans apply to the study areas. The plans analyzed include the Comprehensive Plan, Square Revitalization Plan, Truman District Design Guidelines, overlay zoning districts within the Unified Development Ordinance, the US 24 Highway Corridor Study, and Midtown Truman Road Corridor 353 Tax Abatement Program.

Comprehensive Plan

The comprehensive plan for the City of Independence, Missouri was adopted in 1993. It has had numerous updates since that time including the Little Blue Valley Plan Amendment, the U.S. 24 Highway Corridor Study, and the Square Revitalization Plan. The Little Blue Valley Plan deals with an area of the city unrelated to the study areas and subsequently will not be discussed. The Comprehensive Plan is intended to guide the future growth and development of the city as well as redevelopment. Chapter 11 of the Comprehensive Plan deals exclusively with historic preservation. The purpose of the historic preservation guidelines contained in the plan is to maintain the city's character while still allowing for continued growth and change. The plan identifies areas of improvement including the need for increased education regarding the merits of historic preservation, implementation of additional local historic districts, public participation through grassroots campaigns, and incentive programs to encourage voluntary rehabilitation projects (City of Independence, 2012).

Square Revitalization Plan

The Independence Square Revitalization Plan was commissioned in the early 2000s. It is a comprehensive economic development strategy for promoting redevelopment of the downtown area of the city by beautifying streetscapes, strengthening existing businesses, attracting new businesses, and unifying efforts of preservation. The plan includes a few blocks of the study areas which are included in this report but does not include any study area in its entirety. The three study areas are adjacent to the Independence Square thus making the downtown area's revitalization impact the vitality of the neighborhoods. The plan calls for tax incentives to attract certain types of businesses, listed in the plan. The plan also recommends adopting design guidelines for the area that would integrate historic preservation and pedestrian oriented ideas (City of Independence, 2012).

Truman District Design Guidelines

The Truman Heritage District Design Guidelines is a guide to preservation standards for historic properties in the Truman Neighborhood in Independence, Missouri. The Truman Heritage District is a local designation that has the same boundaries as the Harry S. Truman National Historic Landmark District prior to its expansion. The design guidelines were prepared by the Community Development Department of the city in December 1999. The document outlines the requirements for properties within the designated historic district and the guidelines for rehabilitation projects. The guidelines also address design of new construction within the Harry S. Truman historic district. Any public or private project that would impact the integrity of the district must be evaluated and approved through the design review process. Examples of such projects include demolition, new construction, rehabilitation, and even some minor alterations to buildings or landscaping (City of Independence, 2012).

Unified Development Ordinance

Article 9 of the City of Independence's Unified Development Ordinance is the Special Purpose and Overlay Zoning Districts section. One of the overlay districts within the city is the Historic Overlay District. The purpose of the overlay district is to help with the protection, enhancement, and perpetuation of places, districts, sites, buildings, structures, and other features having special historical, architectural, cultural, or aesthetic value or interest. The overlay district is intended to stimulate revitalization and preservation, promote economic progress

through heritage tourism, provide for the care of historic districts and properties, and assist the city in participation in federal and state historic preservation programs. The overlay district imposes additional restrictions and standards on the properties within the overlay district (City of Independence, 2012). The Truman Neighborhood is currently the only historic district overlay in the city. The boundaries of this overlay district are the same as the Harry S. Truman National Historic Landmark District prior to its 2011 expansion. This is also the same boundaries as the Delaware Street Study Area.

The Historic Overlay District does not impose any additional restrictions on land use. The underlying zoning districts of the parcels are the only land use regulations on the properties. The overlay district does include design standards that were proposed by the Heritage Commission and adopted by the City Council (City of Independence, 2012). These are the Truman District Design Guidelines that were discussed in the previous section. Residents must obtain a Certificate of Appropriateness from the Historic Preservation Manager or the Heritage Commission before any demolition, exterior construction, relocation of a structure, erection of a permanent sign, or removal of front yard trees can occur. If work is done in violation of Article 9, the person shall be fined and required to restore the building, site, structure, or landscaping to its appearance prior to the violation (City of Independence, 2012).

U.S. 24 Highway Corridor Study

The U.S. 24 Highway Corridor Study was adopted in 2006. It examines the revitalization of the U.S. 24 Highway Corridor. The U.S. 24 Highway corridor is defined as the area located along U.S. 24 Highway and a quarter mile on either side of the highway from the western boundary to just east of the Truman Presidential Library. The corridor study addresses the northernmost blocks of two of the three study areas within this report. The corridor is seen as the gateway to the Harry S. Truman Presidential Library and Museum, identified in the corridor study as a major local tourist attraction and cultural community resource. The plan explores the housing and economic development potential of the corridor (City of Independence, 2012).

Midtown Truman Road Corridor 353 Tax Abatement Program

Begun in 1996, the Midtown Truman Road Corridor 353 Tax Abatement Program was created in order to provide homeowners the chance to invest in home improvements. The program included a 25 year tax abatement for residential properties. It ceased in 2004 with all

projects needing to be complete by 2007. There are ongoing five and ten year inspections related to the program. Many of the structures within the historic district took advantage of the abatement program (City of Independence, 2012).

Chapter 4 - Economic and Demographic Profile

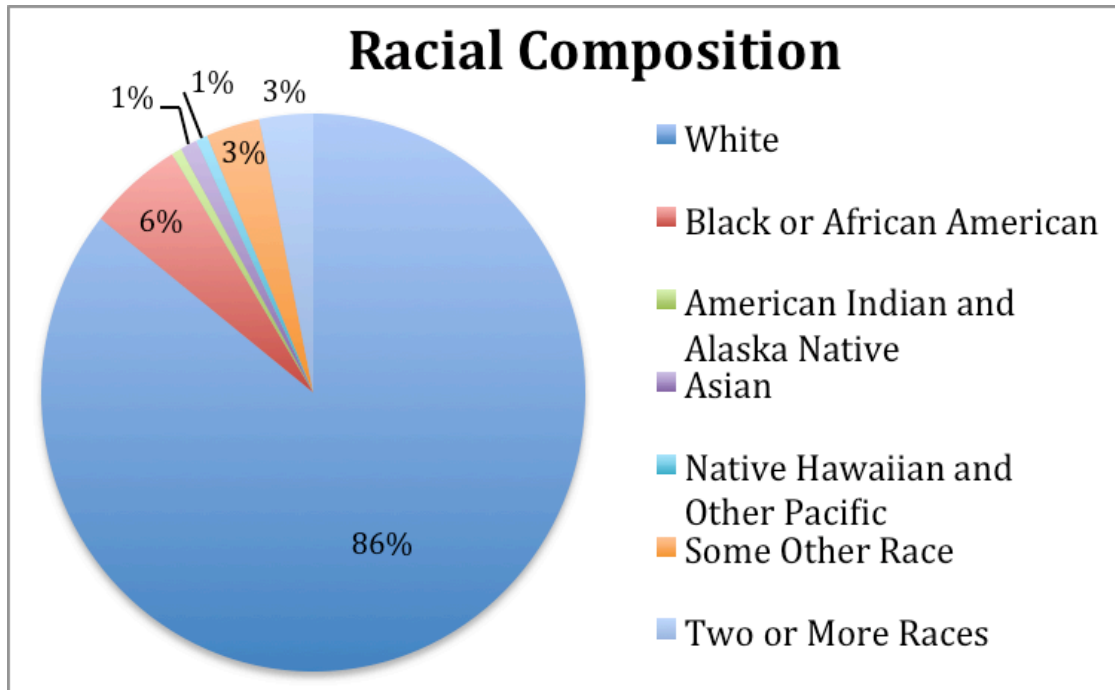
The purpose of this chapter is to provide a profile of the City of Independence, Missouri by looking at the economic statistics and demographics within the community. This portion of the report looks at Independence as a whole to better understand the context of the study areas. It serves as background information for the setting of the study areas. The chapter looks at the most recent population and economic statistics as well as city housing statistics. The profiles were created from the most recent census in 2010. The economic and housing data were from the 2006-2010 American Community Survey 5-year estimates.

Population

Independence, Missouri had a total population of 116,830 in 2010, making it the fourth largest city in the state behind Kansas City, Saint Louis, and Springfield. The city population increased 3.1% during the decade from 2000 to 2010. This was a greater growth rate than the county's growth of 2.9% however smaller than neighboring Kansas City's growth of 4.1%. The three geographic areas grew less than the overall state growth of 7% during the same period of time. Although the city is growing, it is not keeping pace with the state.

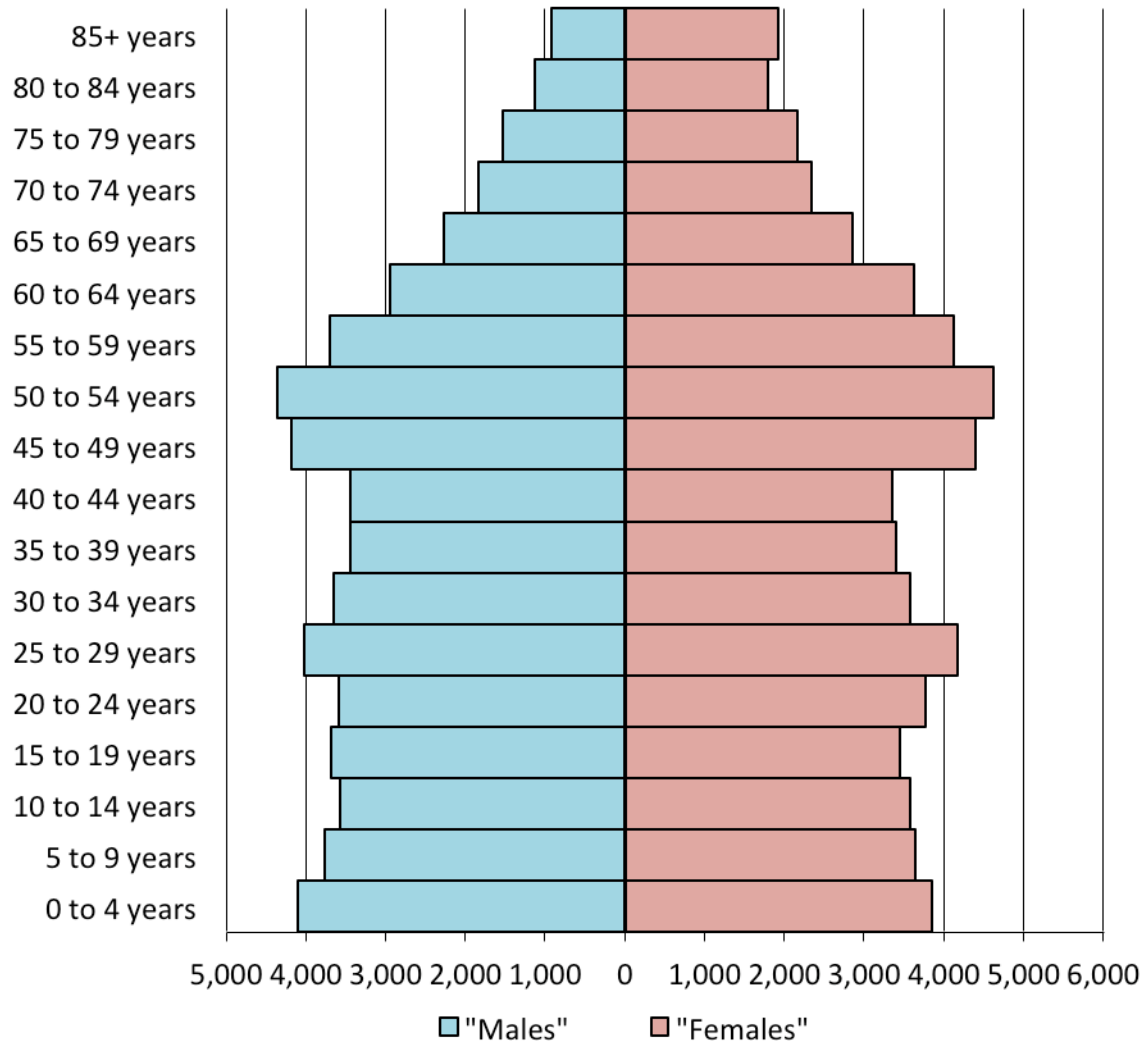
The racial composition of the city is similar to that of other Kansas City suburban communities (Figure 4.1). The city is predominantly white with 86% of the population identifying themselves as caucasian. The largest minority group is the black or African Americans with a total of 6,498 residents, or 6% of the total population. There are other races present within the city but in significantly smaller percentages.

Figure 4.1 Racial Composition of Independence, Missouri (Census, 2010)



A population pyramid was created for Independence as a representation of the population in terms of age and gender (Figure 4.2). The bar graph shows the age distribution of males and females within the population. The males are on the left and the females on the right. The ages are divided into 4 year incremental cohorts. The population pyramid for Independence depicts a relatively even distribution within the younger cohorts and noticeable bulge midway indicating the increased population in the 45 to 49 years old and 50 to 54 years old resulting from the baby boom period of the United States growth and post-baby boom population increase. This trend is typical of much of the United States. The gender and age distribution in Independence's population is consistent with the national trends and does not show any notable abnormalities.

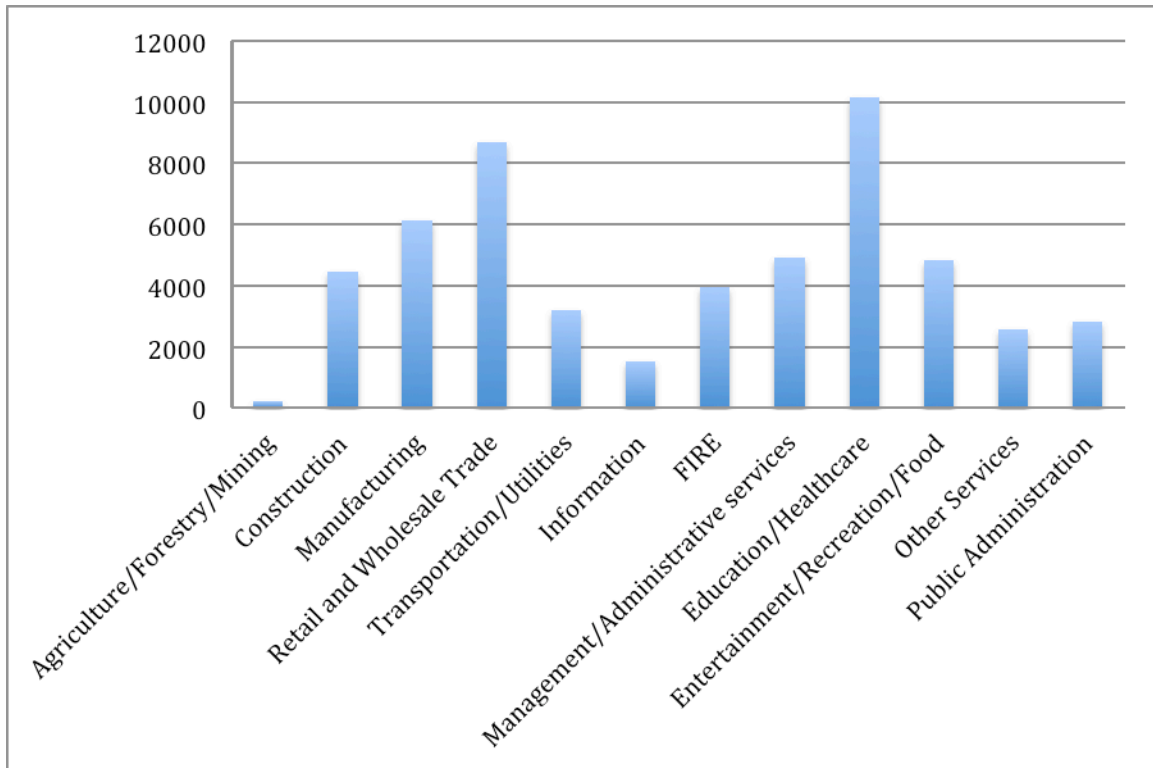
Figure 4.2 Population Pyramid for Independence, Missouri (Census, 2010)



Economics

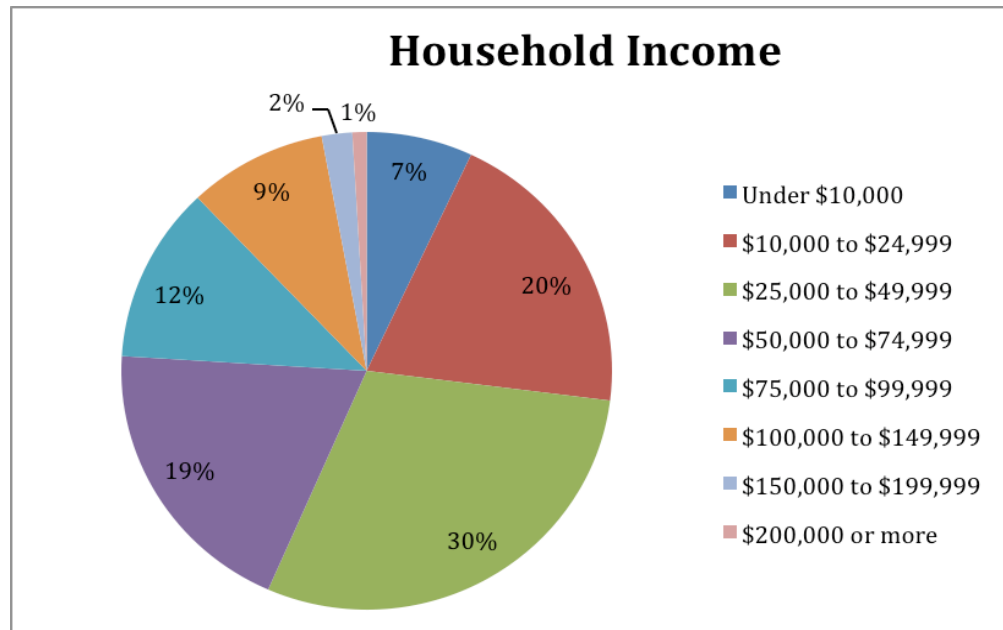
There are a total of 90,935 people in the City of Independence over the age of 16. This is the portion of the population deemed as the labor force by the census bureau for the labor statistics. Of the population over 16 years, 58,856 people are in the labor force. There are 5,329 residents unemployed in Independence, giving the city a 9.1% unemployment rate. This is above the state unemployment rate of 4.8%. The residents' employment is relatively evenly distributed among the employment sectors. This distribution is a positive thing for the city as it is wise for an economy to be diversified. The largest sector is education and healthcare. The full distribution can be seen in Figure 4.3.

Figure 4.3 Employment Sectors for Independence, Missouri (American Community Survey, 2006-2010)



There are 47,235 households in the City of Independence. The median household income is \$43,560. This is about just a little under \$10,000 less than the median U.S. household income of \$51,914. The average income in Independence, \$54,031, was also less than the U.S. mean average at \$70,883. Independence has a per capita income of \$22,738. Male full-time workers have a \$10,000 higher average income than female full-time workers in the city, which is on par with the national statistics. Nearly 15% of the city's population have an income below poverty level. About a third of the population has a household income of \$25,000 to \$49,999. Only 3% of the households have an income of \$150,000 or greater. Figure 4.4 is a pie chart of the household income by earning intervals.

Figure 4.4 Household Incomes of Independence, Missouri (American Community Survey, 2006-2010)



The population over 25 years of age is studied for their educational attainment level. Three percent of this age cohort in Independence has only a middle school education or less, while statewide it is 4.7%. Eighty-six percent graduated from high school, compared to 32.6% in the state, and 17.8% of the over 25 population have received at least a bachelor's degree. Around 16% in the state of Missouri have at least a bachelor's degree. It appears as though Independence is more educated than the state of Missouri as a whole.

Housing

There are 53,834 housing units within the city. Around 5,000 of these units are vacant, giving the city a vacancy rate of 9.5%. Nearly two thirds of the housing units, 65.7%, is owner-occupied. The majority of structures, 71.1%, within the city are one unit. Half of the city's housing stock was constructed between 1950 and 1979. Only 23% of the residents have lived in their housing unit for longer than twenty years. One third of the units are valued \$50,000 to \$99,999 while another third are valued at \$100,000 to \$149,999.

Conclusion

Independence has a large population that is growing but not as quickly as the Kansas City metropolitan region or the state of Missouri. The race, gender, and age distribution of the population is typical of what would be expected of a midwestern suburb. Although the economy of the city is diverse, there is a high unemployment rate compared to the state and also low median household income. Independence has high education attainment compared with the state of Missouri. The housing stock in the city is primarily single-family with a large portion of the housing constructed in the late mid-twentieth century.

Chapter 5 - Methodology

This chapter details the case study methodology that was used to investigate the association of a historic preservation district with property condition. A building survey was conducted for an assessment of the condition of the structures and their associated environs located inside the areas of study. The following sections explore the reasoning of the case study and also explains the structure of the housing survey.

Type of Case Study

Case studies are often used when a study wishes to examine contemporary events where the relevant behaviors cannot be manipulated (Yin, 2009). Such is the case in this instance because the item in question is the current state of the property condition in a historic neighborhood. A case study is defined as an empirical inquiry that investigates a contemporary phenomenon in depth within its real-life context especially when the boundaries between phenomenon and context are not clearly evident (Yin, 2009, p. 18). Case studies are either classified as exploratory, descriptive, or explanatory. Most are explanatory, examining a why or how question (Yin, 2009). This study is an explanatory case study with a central question of how do historic districts associate with property condition.

Case Study Components

Case studies are typically made up of five research design components. These are the study question, propositions, units of analysis, the logic linking the data to the propositions, and the criteria for interpreting the findings.

The first component is the research question. The form of the question relates back to which type of case study is being performed. Since this is an explanatory case study, the question is phrased as a how inquiry. The specific question is: How does the Harry S. Truman National Historic Landmark District associate with property conditions in Independence, Missouri?

The second component to case study design is the propositions. The propositions direct attention to something that should be examined within the scope of the study. The proposition for this study is that historic districts have a positive association with property condition. The

assumed connection between property condition and historic district designation is presumed to be because of things such as tax incentives and extra regulatory controls within the districts. The study's propositions led to the development of a property condition survey as means of evaluating the research question.

The units of analysis are the definitions of the cases to be studied and the factors that will be researched. This study consists of three cases. The first case is the Harry S. Truman National Historic Landmark District in Independence, Missouri. The second and third cases are two comparable areas of similar size and other unifying characteristics that are also located within the city but not part of a designated national historic district. The three case study areas were all historically developed during the same periods of settlement within the City of Independence, Missouri. They feature similar age of construction ranges and distribution. The three study areas were primarily developed starting around 1850 and continuing into modern times with the majority of structures constructed between 1900 to 1920. Each study area had average construction ages around a hundred years. The study areas are close in geography. One comparable study area is directly adjacent to the Harry S. Truman Landmark District and the other comparable study area is adjacent to it. The furthest parcel from the landmark district is still within a mile of the district. All study areas contained both commercial and residential structures, although the majority in each study area was residential. The study areas are all made of "like" structures. They are primarily wood frame construction with a few brick and stone structures. The architectural styles were similar throughout the areas, with the Craftsman style house being the most common in all three locations. The factors that were looked at were occupancy, assessed market value, architectural style, year constructed, structure condition, environment condition, and sidewalk condition. The historic landmark distinction was the independent variable. Property condition was the dependent variable and structure condition, environment condition, and sidewalk condition were investigated in order to determine the property condition. Occupancy, assessed market value, architectural style, and year constructed were the control variables analyzed in order to establish that the comparable case areas were in fact comparable units of analysis whose only distinct variation was the independent variable of historic landmark district designation.

The fourth component is the link between the propositions and the data. For this study, a multiple-case replication design was used. Such studies involve researching one case and then

other cases that have been chosen to either complement the findings of the first or contrast it. The same processes are used for each case. In this study, the Harry S. Truman Historic Landmark District was chosen as the first case. The two other study areas were selected to show contrasting results because these areas are not part of a nationally historically designated district.

The fifth and final component to be discussed about case study research design is the criteria for interpreting the findings. There are multiple analytic techniques that can be used to synthesize the findings from a case study. This case study used a cross-case synthesis technique. This technique is unique to multiple-case case studies. The technique treats each case as a separate study where the individual findings are first discussed then all of the cases are compared in order to determine similarities or contrasts. Cross-case conclusions about the validity of historic districts based on the comparison of the three case study areas were developed in this study. All findings were continually evaluated based on the theoretical framework of historic districts discussed in previous chapters.

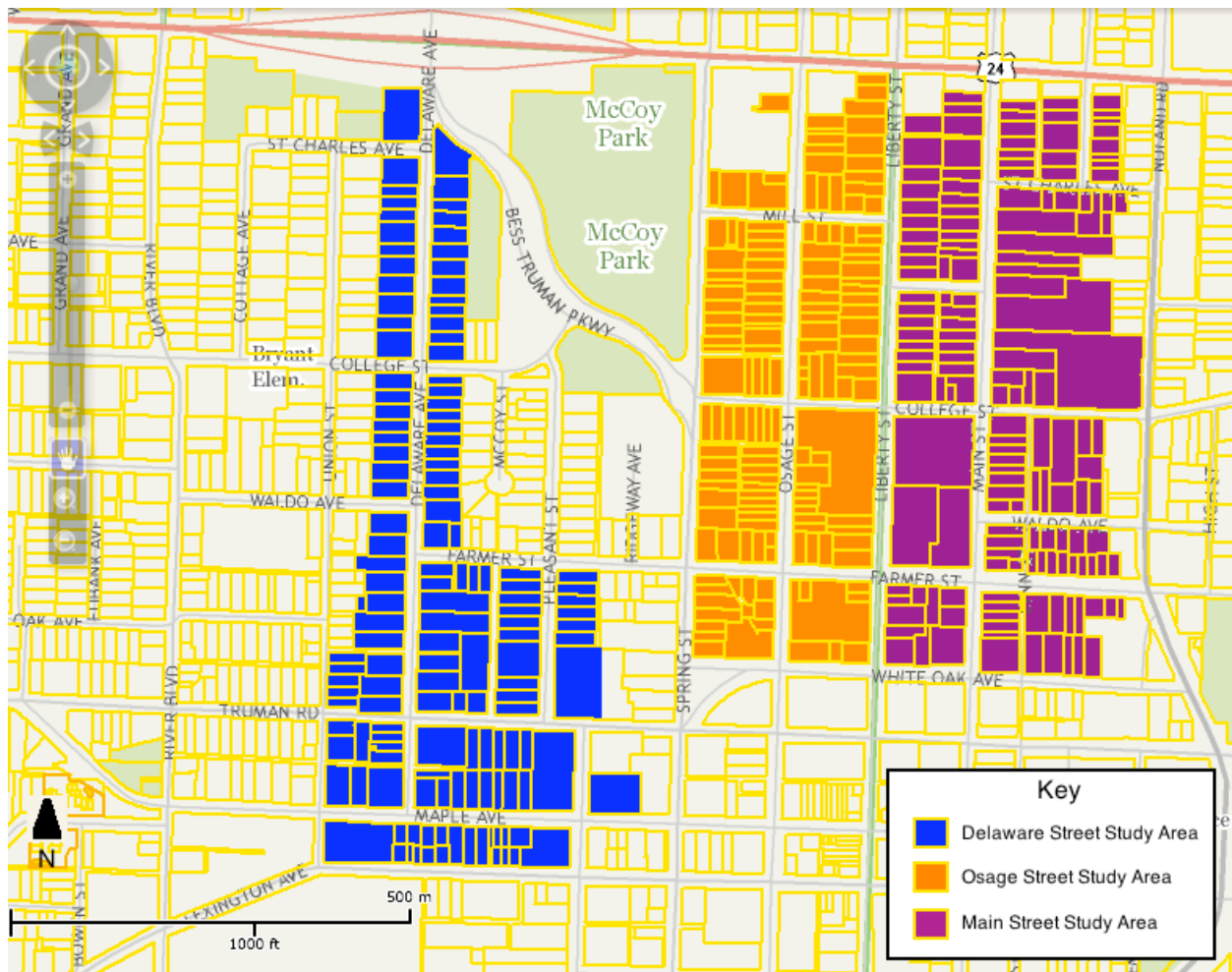
Structure of the Survey

The following sections examine the structure of the housing survey used during the case study. Components such as the boundary of the study areas and the methodology of the condition survey are discussed.

Boundary of Survey

The primary area for the building analysis is the boundaries of the original Harry S. Truman National Historic Landmark District established in 1971, and prior to the 2011 expansion. The original boundaries of the district were chosen instead of the expanded boundaries because the properties in the original area are governed by the regulations of the Historic District Overlay in the Unified Development Ordinance and the Truman District Design Guidelines. This study area includes all structures along Delaware Street from Maple Avenue to U.S. 24 Highway. The structures on the east side of Union Street between Lexington Avenue and the unnamed alley north of Truman Road constitute the western boundary. The north side of Lexington Avenue makes up the southern boundary, while Pleasant Street is the eastern edge until Farmer Street. Please refer to Figure 5.1 for a graphical representation of the boundaries. This area will be referred to as the Delaware Street Study Area in this report because Delaware Street is the main roadway through the district.

Figure 5.1 Map of the Study Areas (adapted from Jackson County GIS)



The Delaware Street study area was compared with two other cases within the City of Independence, Missouri. These other study areas are within a similar geographic area to the Delaware Street study area and are within close proximity to it as these study areas are located a few blocks to the east of the Delaware Street study area. The Delaware Street study area consists primarily of the structures bordering a residential street in the city, in this case it is Delaware Street. Similar situations were chosen for the comparison study areas. The first comparison area is along residential Osage Street, encompassing approximately 147 parcels, and will be referred to as the Osage Street Study Area. The second comparison area is around a primarily residential portion of Main Street and encompasses around 152 parcels. This area is the Main Street Study Area. These are both comparable to the 146 parcels of the Harry S. Truman National Historic

Landmark District. The three districts were chosen because they exhibit similarly aged structures with comparable size and architectural style.

The Osage Street Study Area is bordered on the south by White Oak Street. The northern boundary is U.S. 24 Highway. The western boundary is Spring Street and the eastern boundary is the west side of Liberty Street. Structures located along U.S. 24 Highway were excluded from the study area due to the highway's drastically different characteristics from the neighborhood streets. The Osage Street Study Area consists of roughly eight blocks.

The Main Street Study Area is centered around Main Street in Independence, Missouri between White Oak Avenue and U.S. 24 Highway. The western border of the study area was defined as Liberty Street and the eastern border as Noland Road. However, structures on both U.S. 24 Highway and Noland Road were excluded from the study due to the drastically different nature of these roadways from the rest of the study areas' streets. Both streets are arterial roadways and not residential in nature thus the structures there would have other factors affecting them. They were excluded in order to prevent skewing of the data. The Main Street Study Area consists of roughly eleven blocks.

Methodology of Survey

The housing stock survey conducted in June 2012 investigated seven elements of each property (Table 5.1). These elements were investigated in order to gain an understanding of the neighborhood character and overall condition. The elements were occupancy, assessed market value, style, year constructed, contribution status, structure condition, environment condition, and sidewalk condition. Occupancy and assessed market value were obtained through the public records at the Jackson County Assessor's office via the online database. Style was determined from *A Field Guide to American Houses* by Virginia and Lee McAlester (2005). Year constructed was gathered from the Jackson County Geographic Information Systems available online. Structure condition, environment condition, and sidewalk condition were determined by site visits to the neighborhood and observations during a walking inventory of the housing stock.

Table 5.1 Survey Factors Studied

Element	Source	Options
Occupancy	Jackson County Assessor and on-site observation	Owner
		Renter
		Vacant
Assessed Market Value	Jackson County Assessor	range of values from \$2,000 to \$4,478,841
Style	<i>A Field Guide to American Houses</i> (McAlester, 2005)	Gothic Revival
		Italianate
		Second Empire
		Queen Anne
		Shingle
		Colonial Revival
		Tudor
		Spanish Eclectic
		Prairie
		Craftsman
		Modern
		Other
		Lot
Year Constructed	Jackson County GIS	range of values from 1830 to 2008
Structure Condition	Field observation	1: Standard
		2: Substandard Minor
		3: Substandard Major
		4: Dilapidated
Environment Condition	Field observation	1: Standard
		2: Substandard Minor
		3: Substandard Major
		4: Dilapidated
Sidewalk Condition	Field observation	1: Standard
		2: Substandard Minor
		3: Substandard Major
		4: Dilapidated
		5: None

Occupancy was determined by looking at the ownership data listed with the county for tax purposes. This is information available to the public online via the Jackson County website. The mailing address for the owner was cross-referenced with the structures address. If the addresses matched, then the building was listed as “owner occupied.” However, if the addresses were different, then the building was designated renter occupied. This was further supplemented by in-field observations to determine if the structure was occupied or vacant. If the property was visibly empty from the street, then the occupancy was marked as vacant.

The assessed market value was another piece of information that was obtained from the Jackson County Assessor's online database. This monetary value is the amount from which the county property taxes is determined. Missouri law defines assessed market value as the price the property would bring when offered for sale by a person if they were willing to sell however it is not typically the actual resale value of the property (Jackson County, 2008). This number provides a means of comparing properties and a basis for the value of the property. The values are reassessed every odd-numbered year, thus the most recent values are from 2011 (Jackson County, 2008). All parcels within the study areas were assessed by the same entity, the Jackson County Assessor.

Style was a classification based upon the architectural characteristics of the structure. The classification system was developed from *A Field Guide to American Houses* (McAlester, 2005). The book details many housing styles from throughout the course of American settlement. Eleven architectural styles from the book were identified as appearing in the study areas. They were Gothic Revival, Italianate, Second Empire, Queen Anne, Shingle, Colonial Revival, Tudor, Spanish Eclectic, Prairie, Craftsman, and Modern. Examples of features contributing to the style classification include the presence of a mansard roof, signaling a Second Empire house, or the half-timbering typical of a Tudor. Two additional classifications were added that were not in McAlester's field guide. They were "other" used for commercial structures or houses with too many varying style elements, and "lot" used for vacant land, parking lots, and yards.

Year constructed was reported as the original construction date of the primary portion of the structure. Renovations and additions were not included. The dates are recorded with the Jackson County GIS department and accessible to the public through their online property mapping application.

The structure, environment, and sidewalk conditions were evaluated on a scale of 1 to 4, with 1 being the most desirable. This rating system was developed based on the publication *Small Town Planning Handbook* (Daniels, et al., 2007). The breakdown of the rating system is explained below.

The structure condition rankings are described in Table 5.2.

Table 5.2 Structure Condition Rankings

Rating	Title	Description
1	Standard	This rating denotes structures with no obvious defects that are well maintained. This rank also includes newly constructed structures.
2	Substandard Minor	This rating is for structures showing signs of aging without the proper upkeep and maintenance. Examples of such signs include paint or siding issues and minor roof damage.
3	Substandard Major	These are structures with poor construction or obvious signs of neglect. Cracks in the foundation and porch instability are typical indicators. Rotting wood around the soffits was also used as a sign of neglect.
4	Dilapidated	This rating was used for structures that were not safe and need immediate attention. These structures are uninhabitable.

The environment refers to the front yard of the parcel. Ideally this would include the entire environs of the structure, however due to trespassing and privacy concerns it is typically not possible to get an adequate view of the rear environs of a property. All observations must be done from the public right of way such as sidewalks, unless explicit permission has been given by the property owner to access the lot. Feasibility of obtaining permission from all owners of the 440 parcels in the three study areas was not possible due to time constraints. For this reason only the front yard was used. In cases where the front yard was paved, such as for the apartment complexes, the quality of the paved surface was judged. Factors that would prompt a downgrading of rank for paved surfaces included cracks and plant overgrowth. Environment condition ratings are explained in Table 5.3.

Table 5.3 Environment Condition Rankings

Rank	Title	Description
1	Standard	The lawn was in adequate condition with vegetation covering most of the area unless landscaped. Little to no trash or debris is present.
2	Substandard Minor	This rating features small upkeep issues such as grass needed to be mowed, some trash or debris, or a weed problem is present.
3	Substandard Major	These are the parcels with poor upkeep, large amount of trash or debris, or significant landscape issues
4	Dilapidated	This rating was used for environments with limited to no vegetation or lots where the majority of the area was covered in trash or debris.

Table 5.4 outlines the sidewalk condition ratings. A special fifth category existed for this element. If there was no sidewalk present, a “5” was marked.

Table 5.4 Sidewalk Condition Rankings

Rating	Title	Description
1	Standard	Sidewalk is in good, well-maintained condition.
2	Substandard Minor	There are maintenance issues of cracks or deteriorated surfaces but overall use of sidewalk is not affected.
3	Substandard Major	The condition impairs walkability creating a tripping hazards and having significant plant growth on the walking surface.
4	Dilapidated	The sidewalk is unsafe to use. This includes large cracks or overgrowth of vegetation to the point that the sidewalk is not easily visible.
5	None	No sidewalk is present.

After the three condition ratings were collected, they were combined to create the overall condition rating for the property. The structure condition, environment condition, and sidewalk condition were summed for each parcel, then divided by three to find the mean average. The mean average was then rounded to the nearest whole number. This created a scale of one to five and a similar ranking system was applied to these number ratings as well. One property required the creation of a new category, the “very dilapidated” ranking.

Table 5.5 Overall Condition Rankings

Rating	Title
1	Standard
2	Substandard Minor
3	Substandard Major
4	Dilapidated
5	Very Dilapidated

Chapter 6 - Building Analysis Findings

An analysis of the structures in three different study areas within the City of Independence, Missouri was conducted in June 2012. The analysis looked at a total of seven variables. These variables were occupancy, assessed market value, style, year constructed, structure condition, environment condition, and sidewalk condition. The zoning and general characteristics of the housing stock, such as material and structure height, were also observed and noted in order to establish that the neighborhoods were comparable to one another. The study areas are referred to as the Delaware Street Study Area, the Osage Street Study Area, and the Main Street Study Area. The findings from the analysis are presented in this chapter.

Delaware Street Study Area

There were 141 parcels identified within the study area surrounding Delaware Street. Of these parcels, three were part of city parks, eight were either a vacant lot or the yard of a neighboring parcel, and two were a parking lot. Occupancy, style, year constructed, and structure condition were not looked at for these parcels. This left 128 parcels to be analyzed for the other factors. Six parcels were non-residential uses such as the churches, memorial building, and small hotel. Four parcels are National Park Service owned and part of the National Historic Site. These parcels were still looked at in terms of structure condition and the other elements except occupancy. This study area also has a unique variable that was looked at since it is a nationally registered historic landmark district. That variable was the distinction of a structure as being contributing or not to the landmark distinction. There were 119 structures identified as contributing and nine that were not contributing. The non-contributing structures were classified that way due to alterations that detracted so severely from the structure's originality that the parks service felt the structure no longer maintained its historic integrity. Historic district are usually associated with an official time known as the "period of significance." There was one structure that was constructed after the period of significance and thus could not be considered. The period of significance for the Harry S. Truman Historic District is 1919 to 1971 (National Parks Service, n.d.).

Characteristics of the Delaware Street Study Area

The landmark study area around Delaware Street consists of roughly twelve blocks in the City of Independence, Missouri. The structures are mainly residential with three churches and a few municipal buildings. There are also a few structures now owned by the United States government as part of the National Parks Service land, however these structures are all residential in nature and were originally occupied houses. The structures in the study area are primarily wood frame construction with a few brick structures in the neighborhood. There are two structures in the study area whose primary building material is native limestone (Figure 6.1). Most structures in the study area are either one to two stories in height, although a few are two and half stories. Many of the structures date to around the turn of the twentieth century. The houses have ample front yard space and many also have large back yards as well.

Figure 6.1 Example of a Structure in the Delaware Street Study Area



Significant Buildings of the Delaware Street Study Area

There were five structures that were selected for highlighting their significance in the Delaware Street Study Area. They are the former Palmer Junior High building, the Truman Memorial building, the Harry S. Truman home, the former Chrisman High School building, and the First Presbyterian Church. The Palmer Junior High was originally one of the middle schools in the Independence Public School District before being replaced by George Caleb Bingham and Pioneer Ridge middle school complexes, both located in a different part of the city. The Palmer building is now leased by the city and operated as a senior citizen recreational facility (City of Independence, 2012). The Truman Memorial Building was constructed in 1926 as a tribute to those who lost their lives in World War I. Truman led the campaign to build the memorial building. The building has served as a meeting hall and auditorium for the community for over 80 years (City of Independence, 2012). The white Queen Anne house at 219 N. Delaware was the home of former president Harry S. Truman. The home is now a museum operated by the National Parks Service. It is available for tours most days of the year (National Parks Service, 2012). The three-story brick building at 709 W Maple was previously William Chrisman High School prior to it moving to its current location on Noland Road. The building stands on the grounds of the original Independence High School where Harry S. Truman attended in 1901. The building is now a church (City of Independence, 2012). The First Presbyterian Church at 100 N. Pleasant Street is where Harry S. Truman attended Sunday School and met his future wife, Bess Wallace (Independence Department of Tourism, 2012).

Zoning Ordinances

There are three zoning districts that exist within this study area. There are two residential classifications and one commercial. The two residential classifications are R-6 and R-30. The commercial zone is C-2. The vast majority of the properties are zoned R-6. Only a few properties are zoned either R-30 or C-2.

There are seven residential zones within the city. Four are single-family zoning, one is a duplex district, and the last two are multi-family zoning districts. Most all of the properties in the study area are zoned R-6, allowing for a density of 6 units per acre. However, eight properties are zoned R-30, which is one of the multi-family districts. This zone allows for a density of 30 units per acre. The R-30 properties are located in the south and southeastern areas

of the Delaware study area. All residential areas in the city have a height restriction of 35 feet, however the multi-family zones such as R-30 will allow additional height if more yard is provided.

The City of Independence, Missouri has four commercial zoning distinctions. They are CR-1 Limited Commercial and Residential District, C-1 Neighborhood Commercial District, C-2 General Commercial District, and C-3 Wholesaling District. Nine of the properties within the study area are zoned C-2, which allows all retail trade, personal and professional services, government services, and cultural, entertainment, or recreational services. It is the most common commercial services. The properties zoned C-2 are along the southern portion of the Delaware study area, primarily along Maple Avenue. These properties include the former junior high building, the Truman Memorial Building, and two churches. Also included in the C-2 district is a large residential structure that is currently being used as a single-family residence and has historically been residential use (City of Independence, 2012).

Occupancy

The three categories for occupancy are owner occupied, renter occupied, or vacant. These were determined from county address records and field observations. Of the 141 total parcels, 22 were ineligible for occupancy evaluation. This was mainly due to either having no structure on the parcel or being owned by a municipal body such as the city. Two properties were identified as vacant, giving the study area a vacancy rate of 1.68%. Thirty-three properties are renter occupied. The study area has a 27.7% renter occupancy and a 70.59% owner occupancy rate, with 84 structures being owner occupied. The renter occupied housing is scattered throughout the study area with one cluster of twelve properties in the block between Maple Avenue and Lexington Avenue (Figure 6.2). Of the remaining parcels in that block, only six are owner occupied.

**Figure 6.2 Rental Cluster Between Maple Avenue and Lexington Avenue
(adapted from Jackson County GIS)**



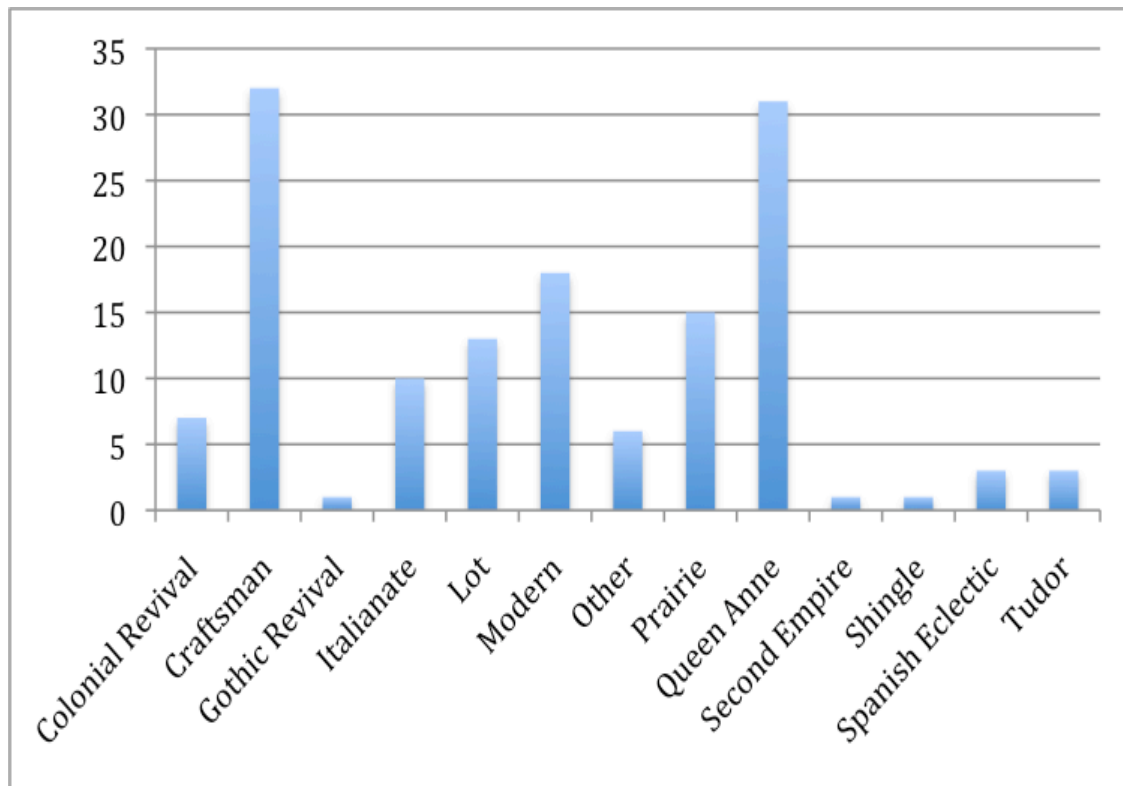
Assessed Market Value

The assessed market values for the study area range from \$2,000 to \$4,478,841. However, this includes vacant lots and the non-residential buildings that are clearly outliers. The assessed market values range from \$21,256 to \$640,493 for the residential structures within the study area. The highest valued residential property is a multiple story apartment building. The average assessed market value for the study area is \$109,133.99.

Style

There were thirteen different housing styles present in the study area. This included older styles such as Queen Anne, Craftsman, and Colonial Revival as well as newer styles such as the Modern house. Craftsman was the most noted style with 32, followed closely by the Queen Anne with 31 structures. The Second Empire, Shingle, and Gothic Revival had only one representative structure apiece in the study area. The full distribution of styles is shown in Figure 6.3.

Figure 6.3 Bar Graph of Housing Styles in the Delaware Street Study Area



Year Constructed

There were twelve parcels that were not considered for this section because they did not have a structure. The dates of construction for the study area ranged from 1853 to 1998, giving the neighborhood a span of 145 years. The average age of the structures was 112 years. The most structures constructed in a single year were 22 structures in 1900. The study area is an old, established neighborhood that features a variety of housing ages.

Structure Condition

The overall condition of the study area was standard. Although the study area consists of 141 parcels, 13 parcels are either yards of the adjoining properties, parking lots, or another form of a vacant lot. The excluded parcels are shown in light blue in Figure 6.4. This left 128 parcels with structures to be analyzed for this variable. Of the 128 parcels identified as having structures, seven were substandard minor. The National Park Service owns one of the substandard minor properties. This property had obvious signs of ongoing work to the structure in order to improve its current condition. Five properties were substandard major. There were

not any properties that were ranked as dilapidated. Two of the substandard major properties were vacant, two are renter occupied, and one is owner occupied. It should be noted that if immediate attention is not paid to the substandard major structures, they will quickly deteriorate to a dilapidated state. It will not take much time for these structures to reach uninhabitable conditions. Only one substandard major structure had visible signs of rehabilitation work occurring.

Figure 6.4 Structure Condition Map of Delaware Street Study Area (adapted from Jackson County GIS)

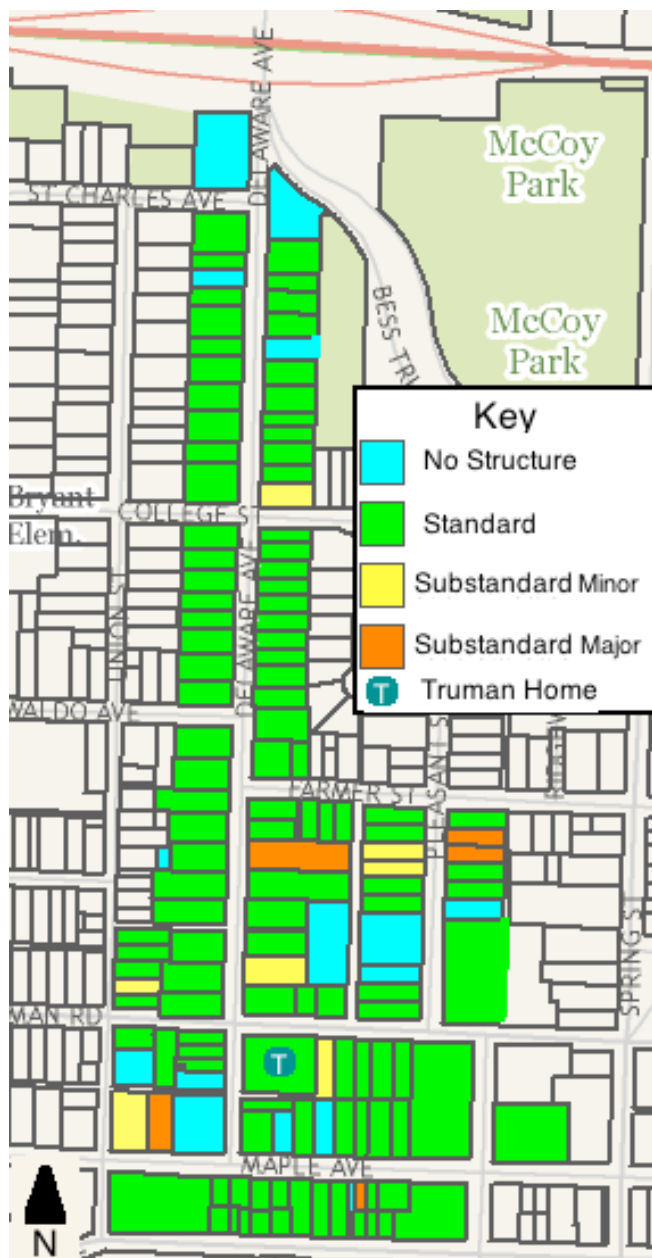


Figure 6.5 A Standard Structure in the Delaware Street Study Area



Environment Condition

There were only three parcels with environmental condition issues. These three properties received a rating of substandard minor. There were not any substandard major or dilapidated environments in the study area. In fact, it was observed that many properties had very nice landscaping such as flowerbeds and rock details that were actively maintained. Many residences were outside tending to their yard on the day of the survey.

Sidewalk Condition

The study area has a good network of sidewalks. Every parcel had a sidewalk. All the sidewalks were connected to their adjacent parcels creating a network for pedestrian travel. The sidewalks were of sufficient width. A few sections of the study area have maintenance issues that need to be addressed by either the city or the residents. The local residents can address the areas where the sidewalks need to be cleared of growth by maintaining their lawns. There are a

few areas where the sidewalk sections need to be replaced due to large cracks or uneven surfaces. This is primarily evident on the northeast and southeast corners of the Truman Road and Union Street intersection (Figure 6.6). This intersection received the one substandard major rating in the study area. There were also 17 substandard minor ratings given for the issues discussed above.

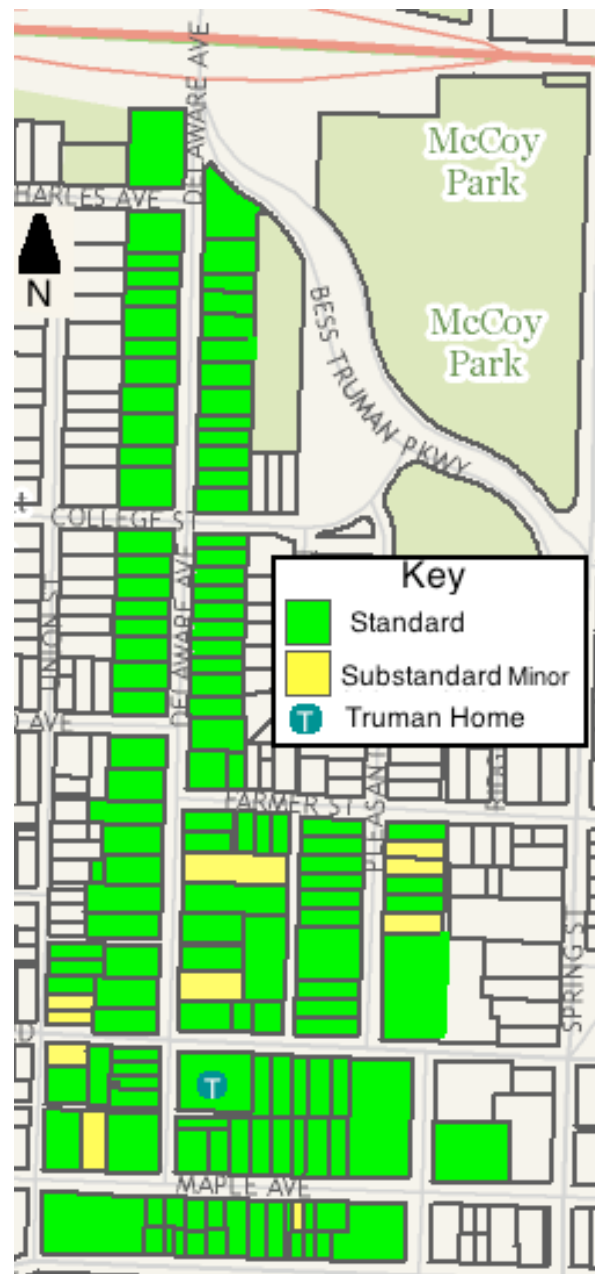
Figure 6.6 Example of a Substandard Sidewalk within the Delaware Street Study Area



Delaware Street Conclusion

Overall, the study area has a housing stock that is in good condition. The environs and sidewalks in the area are also in a well-maintained state. Of the 141 parcels, only 10 had an overall condition rating worse than standard and those parcels were still rated as substandard minor (Figure 6.7).

Figure 6.7 Overall Condition of the Delaware Street Study Area Parcels



There are a few portions of some blocks where the sidewalks need minor repairs and cleaning work such as removal of weeds. Attention should be paid to the zoning of the area. Some properties are improperly zoned or inconsistently zoned. For instance, one church is zoned commercial while another is zoned high density residential. Perhaps even a special zoning designation for these sites might be useful. Downzoning of the high density, R-30, properties might also be considered to be better for the historic context of the area.

Osage Street Study Area

There were 147 parcels identified within the Osage Street Study Area. Of these parcels, six were either a vacant lot or the yard of a neighboring parcel, and two were a parking lot. These parcels were only looked at in terms of assessed market value, environment condition, and sidewalk condition since they did not have a structure on the property and thus the other variables did not apply. This left 136 parcels to be analyzed for the other factors. Three parcels were non-residential uses such as churches and a small bank. These parcels were still looked at in terms of structure condition and the other elements except occupancy.

Characteristics of Osage Street Study Area

The study area around Osage Street consists of roughly eight blocks in the City of Independence, Missouri. The structures are mainly residential with a few church buildings and a bank. The structures are primarily wood frame construction with a few brick structures in the neighborhood. Some structures in the study area have limestone porches and one structure's primary building material is native limestone. Most structures in the study area are either one to two stories in height. Many of the structures date to around the turn of the twentieth century. Some structures have limited yard space but most have sufficient front and back yards.

Figure 6.8 Example of a Structure in the Osage Street Study Area



Significant Buildings of the Osage Street Study Area

The Lewis-Webb House at 302 W. Mill, constructed in 1853, is the oldest structure in the study area. It is significant because the Webb family that resided in the structure were leaders in the movement to adopt the Hawthorne blossom as the Missouri state flower (National Parks Service, n.d.). This is the primary significant building in the Osage Street study area. The other structures are mostly typical residential buildings.

Zoning Ordinances

There are three zoning districts that exist within the Osage Street study area. There are two residential classifications and one commercial. The two residential classifications are R-12 and R-30. The commercial zone is C-2. The residential properties are evenly split between R-12 and R-30. There are two blocks on the south edge of the study area between Farmer Street and White Oak Avenue that are zoned C-2 (City of Independence, 2012).

Occupancy

The three categories for occupancy are owner occupied, renter occupied, or vacant. These were determined from county address records and field observations. Of the 149 total parcels, 12 were ineligible for occupancy evaluation. This was mainly due to either having no structure on the parcel or being owned by a municipal body such as the city. Six properties were identified as vacant, giving the study area a vacancy rate of 4.38%. Fifty-five properties were owner occupied. The study area has a 55.47% renter occupancy and a 40.15% owner occupancy rate. There was no discernible pattern to the spatial distribution of the occupancy in this study area.

Assessed Market Value

The assessed market values for the study area range from \$6,000 to \$679,300 including the vacant lots and churches. The assessed market value range was \$6,000 to \$430,052 for the residential structures within the study area. The highest valued residential property is a multiple story apartment building located on the corner of College Street and Spring Street. The average assessed market value for the study area is \$66,522.37.

Style

There were nine different housing styles present in the study area. Craftsman was by far the most popular with 60. The Italianate, Modern, Prairie, and Queen Anne styles were well represented in the study area. There was one structure that was Greek Revival and one that was Colonial Revival. The full distribution of styles is shown in Figure 6.9.

Figure 6.9 Bar Graph of Housing Styles in the Osage Street Study Area

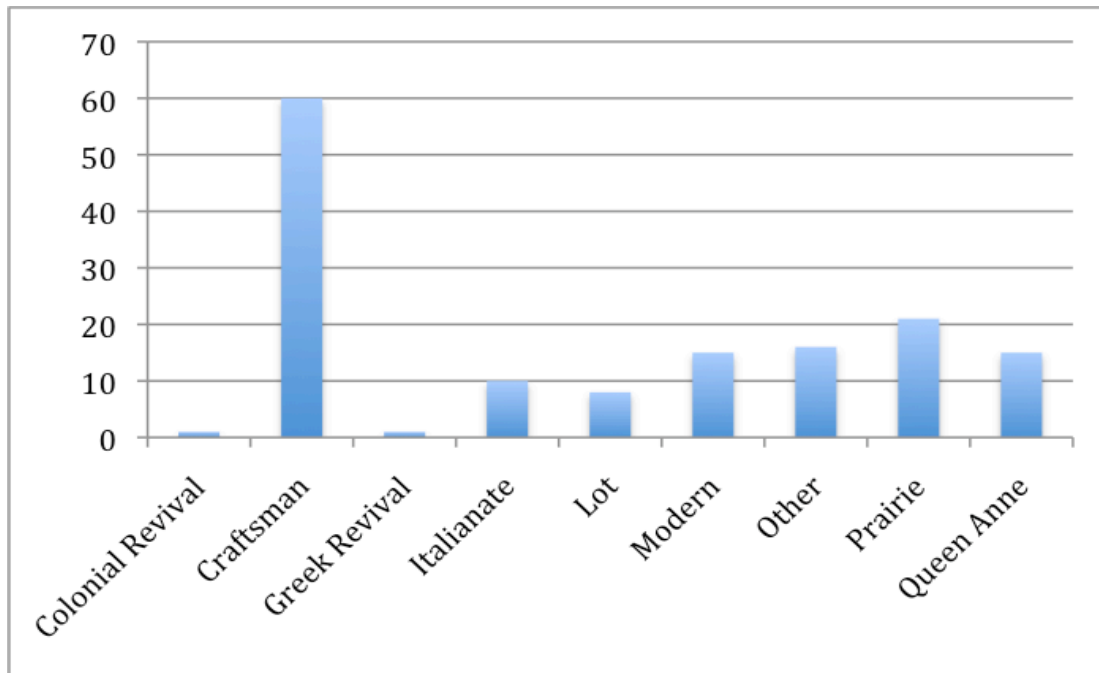


Figure 6.10 Row of Craftsman Houses in the Osage Street Study Area



Year Constructed

There were eight parcels that were not considered for this section because they did not have a structure. The dates of construction for the study area ranged from 1853 to 1980, giving the neighborhood a span of 127 years. The average age of the structures was 113 years. The most structures constructed in a single year were 21 structures in 1900 and also 21 structures in 1920. The study area is an old neighborhood with limited new construction seeing as it has been over 30 years since the last structure was constructed.

Structure Condition

The overall condition of the study area was between standard and substandard. Most of the structures received one of those ratings. Around a quarter of the properties were substandard minor. Of the 136 structures identified, twelve were substandard major. One property was ranked as dilapidated and it appeared as though there was work being done to remedy its condition. Figure 6.11 shows the temporarily patched hole in the side of the dilapidated property as well as a young tree that appears to be growing from the side of the foundation of the structure. Although a little over 60% of the study area was considered standard, 10% was rated as at least substandard major. There was no spatial distribution pattern to the locations of the worst rated properties.

Figure 6.11 A Dilapidated Structure in the Osage Street Study Area



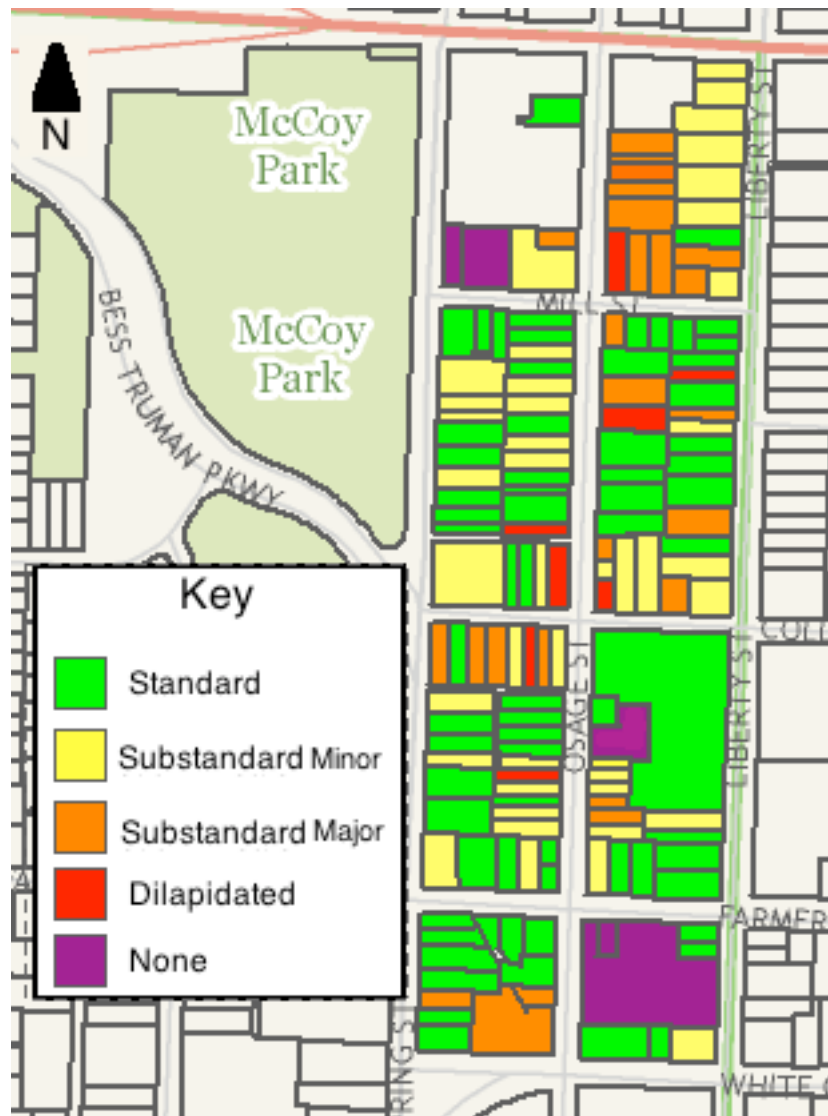
Environment Condition

There were many parcels with minor environmental condition issues and even some with major issues. There were no parcels that had issues severe enough to justify a dilapidated rating. Forty-six properties received a rating of substandard minor and nine properties received substandard major. Many of the substandard minor environments were on College Street and the 500 block of Osage Street. Most of the environments along Spring Street were standard. The substandard major parcels were not clustered but rather distributed around the study area.

Sidewalk Condition

The sidewalks in this study area are of major concern. First of all, the sidewalk network in the area is incomplete. The north side of Mill Street between Spring Street and Osage Street is void of sidewalk. There also is not any sidewalk on much of the church parcel near the corner of Farmer Street and Liberty Street. The final spot marked as having no sidewalk is a small apartment complex on Osage Street whose parking lot extends to the street thus breaking the pedestrian walkway network. However this location does still allow for pedestrian travel without walking in the street or on grass. That cannot be said for the other areas without a sidewalk. The second area of concern with the sidewalks in the study area is the condition of the sidewalks that do exist. Many of the sidewalks in the area are not well maintained and feature multiple large cracks and vegetation obscuring the walkway. In many places the cracks are such that they create a tripping hazard. The northeast corner of Mill Street and Osage Street is of special concern due to its condition as well as the area surrounding the corner of Osage and College streets.

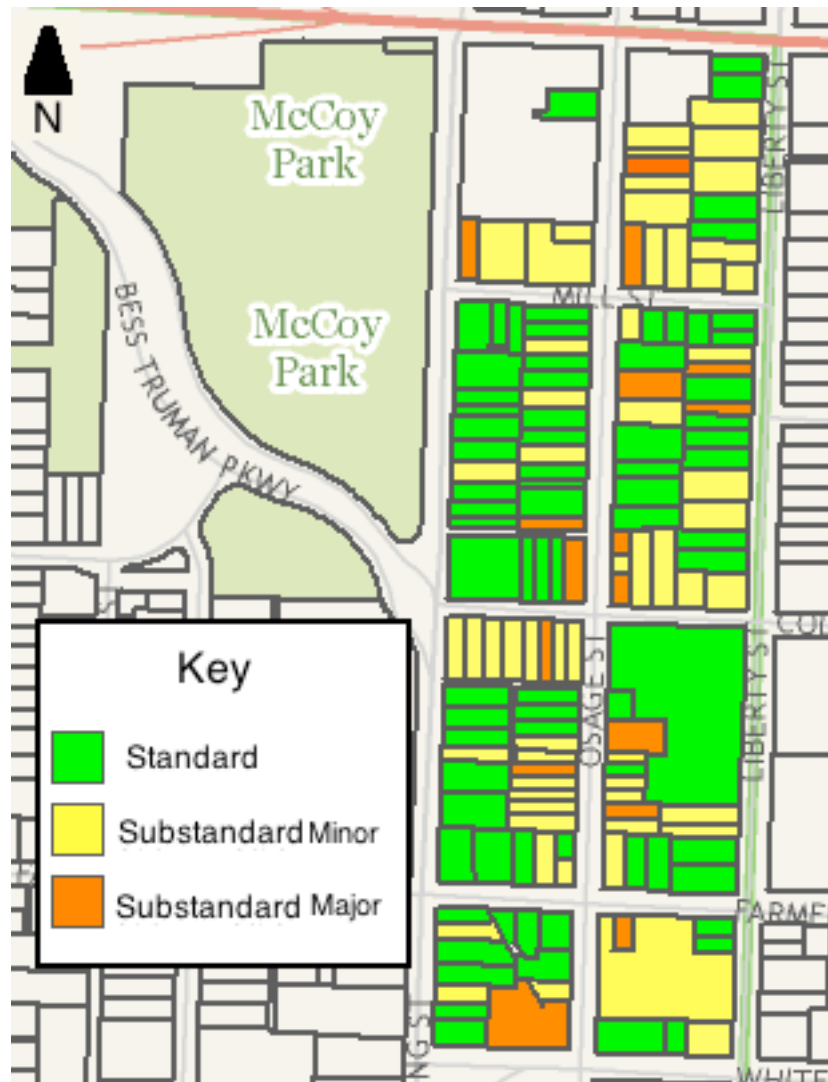
**Figure 6.12 Map of Sidewalk Conditions in the Osage Street Study Area
(adapted from Jackson County GIS)**



Osage Street Conclusion

Although the entire study area is not in poor condition, there are multiple blocks that are not in good condition. Half of the parcels were less than standard with their overall condition. Although none were dilapidated overall, 16 were substandard major which is 10.9% of the study area. The parcels on Spring Street were almost entirely standard. This is the only section of the study area that can be classified as good condition.

Figure 6.13 Map of Overall Condition in the Osage Street Study Area (adapted from Jackson County GIS)



The area could be greatly improved if the city encouraged restoration of the sidewalks in the area. There are also some problems with the zoning in the study area. Some properties are improperly zoned or inconsistently zoned. The two southernmost blocks are zoned C-2 yet one of these blocks is clearly residential housing.

Main Street Study Area

There were 152 parcels identified within the study area. Of these parcels, 25 were either a vacant lot, the yard of a neighboring parcel, or a parking lot. Structure related variables such as

occupancy, style, year constructed, and structure condition were not looked at for these parcels. This left 127 parcels to be analyzed for the other factors. Six parcels were non-residential uses such as the churches and a city water tower (Figure 6.14). These parcels were still looked at in terms of structure condition and the other elements except occupancy.

Figure 6.14 Municipal Water Tower in the Main Street Study Area



Characteristics of Main Street Study Area

The study area around Main Street consists of roughly eleven blocks in the City of Independence, Missouri. The structures are mainly residential with four churches, some commercial structures, and a municipal water tower (Figure 6.14). The structures are primarily wood frame construction with a few brick structures in the neighborhood. Native limestone is used on some portions of a few structures, such for porches, or in the environment as landscape features and retaining walls. Most structures in the study area are either one to two stories in height, although a few are two and half stories especially on Main Street. Many of the structures

date to around the turn of the twentieth century. There are properties with large yards and there are also ones with very little space on the parcel other than the structure.

Figure 6.15 Example of a Structure in the Main Street Study Area



Significant Buildings of the Main Street Study Area

There are four buildings of significance in the Main Street study area. They are the water tower, Second Baptist Church, Saint Mary's Catholic Church and School, and the Trinity Episcopal Church. The water tower parcel has two structures on the property. The most noticeable structure is the blue modern day water tower that services the local residents. There is also a historic water tower structure on the property on Main Street near U.S. 24 Highway. Part of the North Main Water Tower, constructed in 1884, remains on the property today. The original structure was a 55 foot high brick tower with a 30 foot high wooden standpipe. The wooden portion burned after being struck by lightning. However, the brick structure can still be seen on the site today next to the modern water tower. In 1995 the historic water tower was dedicated as a National American Water Works Association Historic Landmark, one of only 11

in the state of Missouri (City of Independence, 2012). The Second Baptist Church at 116 E. White Oak is the oldest African-American church in Missouri. The congregation was organized in 1864 and the current structure was constructed in 1886 (Independence Department of Tourism, 2012). Saint Mary's Catholic Church was first established in 1822 as a French and Indian Mission, however the current structures date to more recent times. This church was the first Catholic church in Jackson county (Independence Department of Tourism, 2012). The properties now include private schools including St. Mary's High School. The Trinity Episcopal Church at 409 N. Liberty was the location of Harry S. Truman's wedding to Bess Wallace on June 28, 1919 (Independence Department of Tourism, 2012).

Zoning Ordinances

There are four zoning districts that exist within the Main Street Study Area. There are two residential classifications and two commercial. The two residential classifications are R-12 and R-30, with about equal distribution within the study area. The northern residential blocks are R-12 while the southern portion is R-30. The commercial zones are C-1 and C-2. The C-1 zoning is around the corner of Main Street and College Street. The C-2 is located on the eastern edge and southern edge of the study area (City of Independence, 2012).

Occupancy

Of the 152 total parcels, 31 were ineligible for occupancy evaluation. This was mainly due to either having no structure on the parcel, being owned by a municipal body such as the city, or excluded because it was a church. Four properties were identified as vacant, giving the study area a vacancy rate of 3.3%. Forty-five properties were renter occupied. The study area has a 37.2% renter occupancy and a 59.5% owner occupancy rate, with 72 structures being owner occupied. The renter occupied housing was scattered throughout the study area although most of the structures along Main Street were owner occupied.

Assessed Market Value

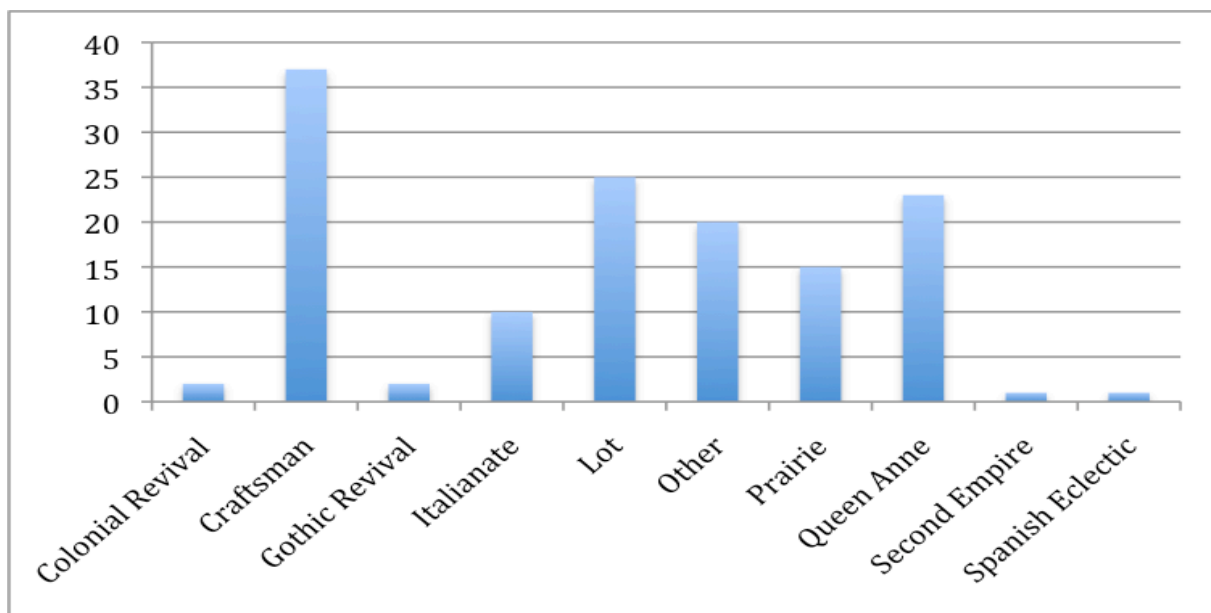
The assessed market values for the study area range from \$4,000 to \$3,023,700. However, this includes vacant lots and the non-residential buildings such as the Catholic school and water tower. The assessed market values for only the residential structures within the study area range from \$13,640 to \$3,023,700. The highest valued residential property is a multiple

story apartment building on College Street near Noland Road on the eastern edge of the study area. The average assessed market value for the study area is \$115,352.37.

Style

There were ten different housing styles present in the study area. Craftsman was the most popular with 37 structures in this study area. There were also many Italianates, Prairie style structures, and Queen Annes in the study area. Second Empire, Spanish Eclectic, Colonial Revival, and Gothic Revival were also present but in limited numbers. The full distribution of styles is shown in Figure 6.16.

Figure 6.16 Bar Graph of Housing Styles in the Main Street Study Area



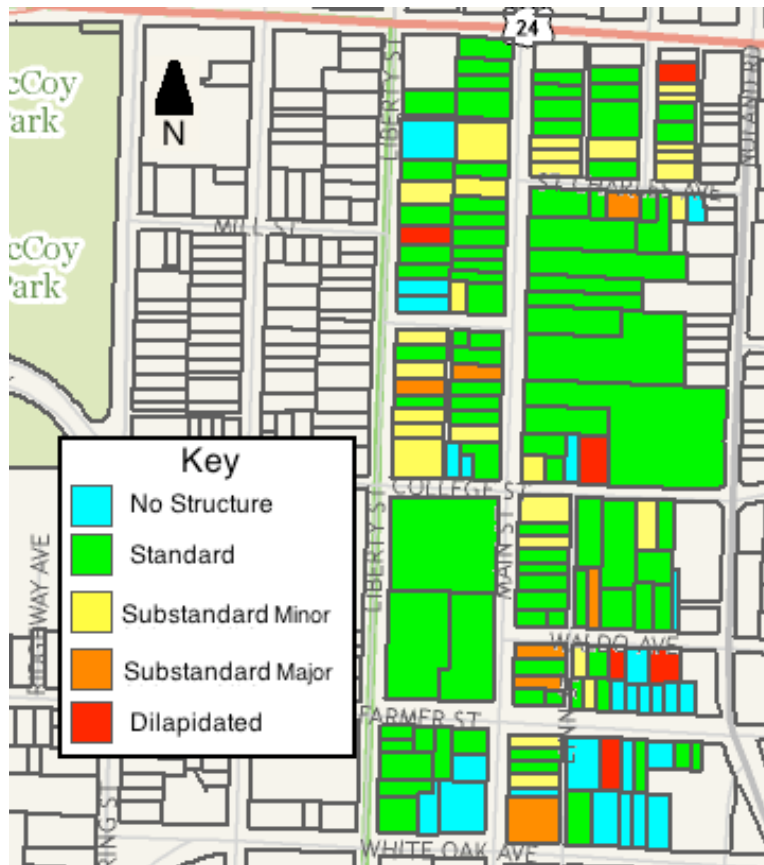
Year Constructed

There were 25 parcels that were not considered for this section because they did not have a structure. The dates of construction for the study area ranged from 1830 to 2008, giving the neighborhood a span of 178 years. The average age of the structures was 92 years. The most structures constructed in a single year were 13 structures in 1910 and also 13 structures in 1920. This study has a long span of construction dates resulting in a variety of ages for the structures.

Structure Condition

There were many structures in the study area that were in good condition. Eighty-seven of the structures received a rating of standard. There were 28 substandard minor structures. These structures needed some work but were not of too much concern. The structures that were of concern were the 13 structures that received a worse rating. There were seven structures that were substandard major. These structures had major issues but were still considered habitable. There were actually six structures within the study area that were deemed unlivable in their current condition. There was one on Lynn Street, one on Liberty Street, one on College Street, two on Waldo Street, and one on Farmer Street. There was an uninhabitable structure on nearly every street in the study area except Main Street, which still had four substandard major structures. The substandard major and dilapidated structures make up 10.7% of the study area's structures. These structural issues go beyond minor repairs and should be of major concern.

Figure 6.17 Map of Structure Condition in the Main Street Study Area (adapted from Jackson County GIS)



Environment Condition

There were a significant number of properties that were in standard condition in the study area. Ninety-seven were standard and 48 were substandard minor. There were six properties that were substandard major. A property on Waldo Avenue that was covered by a large trash heap was the only dilapidated parcel in the study area.

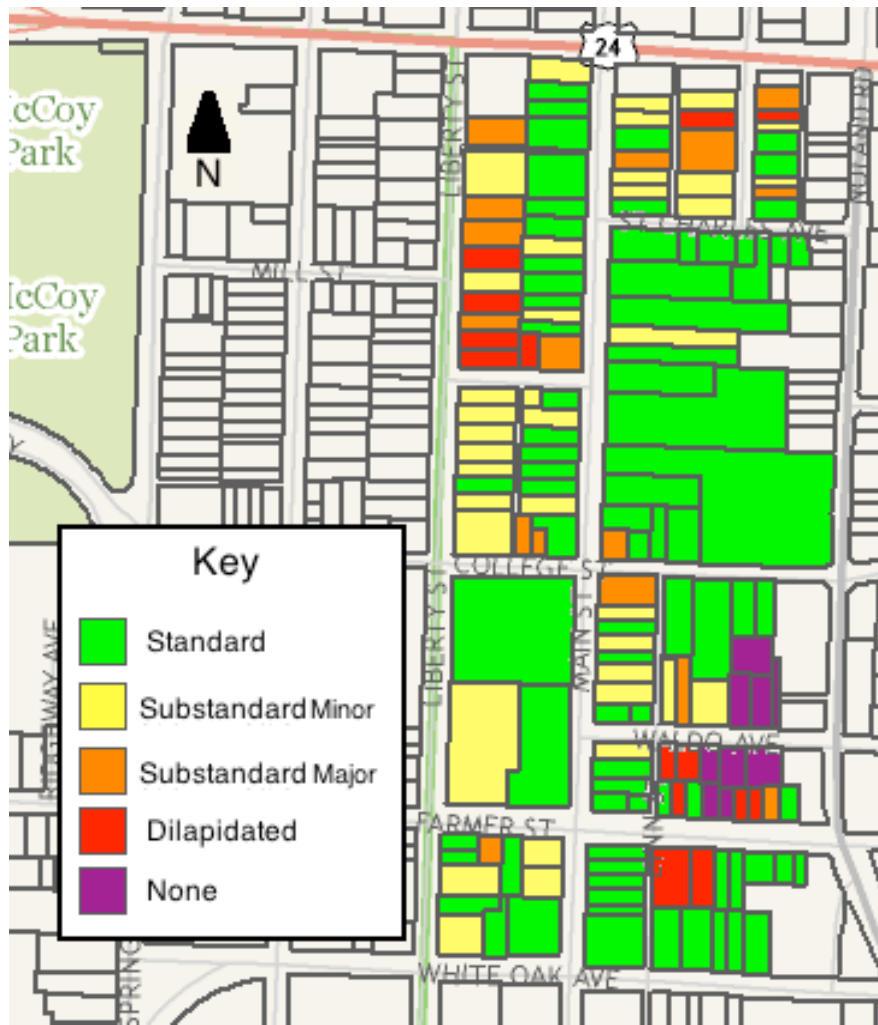
Sidewalk Condition

The sidewalks in the Main Street Study Area have very similar issues to that of the Osage Street Study Area. Once again, the sidewalk network in the area is incomplete. Waldo Avenue and a small portion of Farmer Street have parcels without sidewalks. This study area also has issues with the condition of the sidewalks that do exist. Cracks and vegetation problems affect a large portion of the study area sidewalks. Many sidewalks have both problems present, such as the section shown in Figure 6.18. These issues greatly impede the walkability of the neighborhood. Lynn and Liberty Streets have the greatest accumulation of sidewalk condition problems. A quarter of the sidewalks in the study area were substandard major or worse.

Figure 6.18 Example of a Dilapidated Sidewalk in the Main Street Study Area



Figure 6.19 Map of Sidewalk Conditions in the Main Street Study Area (adapted from Jackson County GIS)

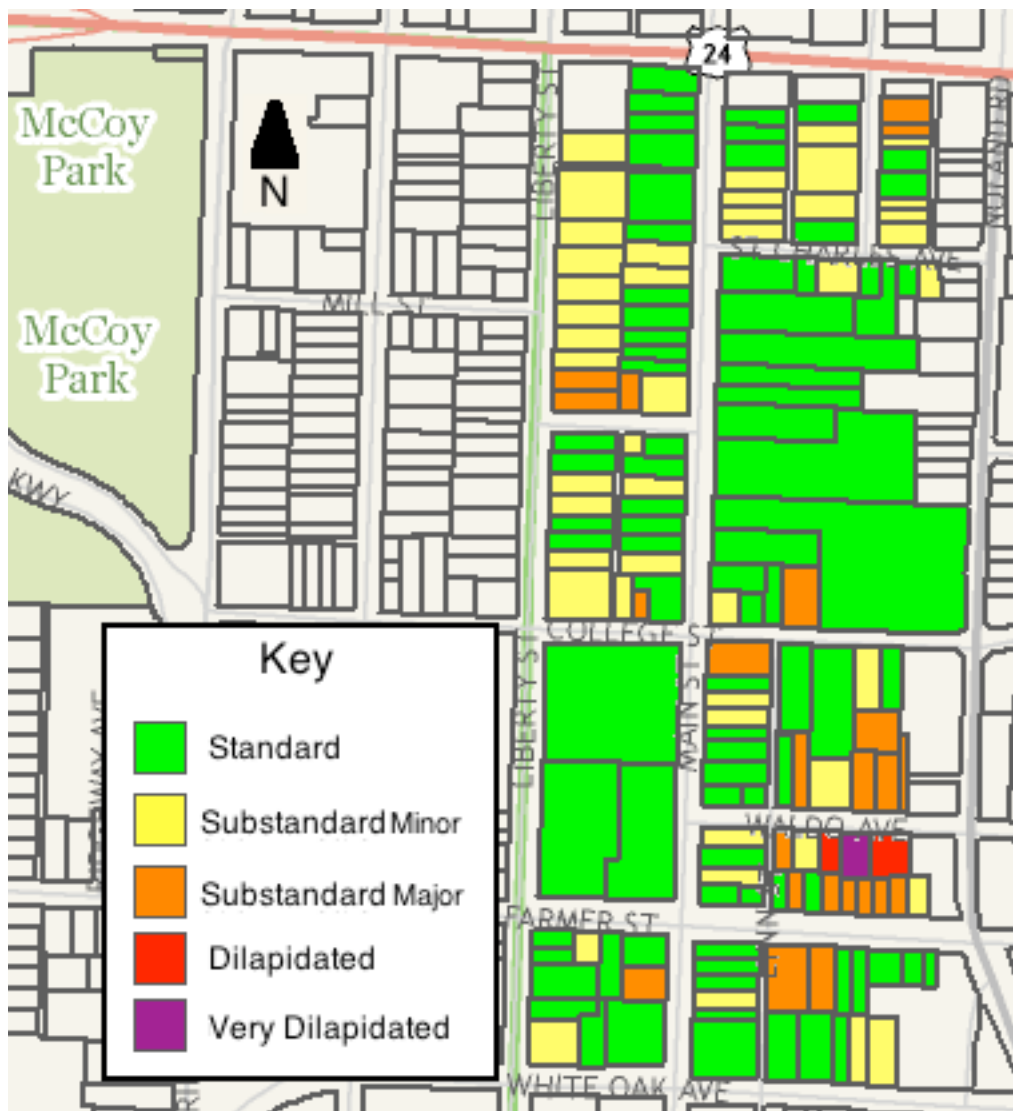


Main Street Conclusion

Most of the parcels on Main Street are not in bad condition and the study area as a whole is not horrible but there are areas of concern. A large portion of Liberty Street is substandard, mostly minor but with a few parcels classified as major. The area around Saint Charles Avenue and Lynn Street is not in standard condition. The area from the north side of Waldo Avenue to the south side of Farmer Street between Main Street and Noland Road is of the greatest concern. Many of these parcels have an overall condition of substandard major. Two parcels are dilapidated. One parcel on Waldo Avenue was actually in severe enough condition that it warranted the creation of the fifth category of “very dilapidated.” It is a vacant lot that features a

large pile of rubbish including used mattresses and construction debris. Some of this debris may be the remains of a structure but there is currently none on the property. There are signs that sidewalks originally existed on that block however in front of this parcel and its neighboring parcels the sidewalk has deteriorated to the point it is no longer evident. Overall, there are many properties in this study area that have conditions less than standard.

Figure 6.20 Map of Overall Condition in the Main Street Study Area (adapted from Jackson County GIS)



Cross-Case Analysis

The purpose of this study was to identify the conditions present in a historic district and then compare those conditions to the conditions of areas that were not in a historic district. The variables of occupancy, assessed market value, style, and year constructed were primarily looked at in order to establish that the chosen study areas were similar in nature. This was also the purpose of the discussion of the zoning and general characteristics of the study areas. The structure condition, environment condition, and sidewalk condition were recorded in order to provide a means of evaluating the condition status in the historic district versus the other study areas. The Delaware Street Study Area is the historic district and the Osage Street and Main Street study areas are the study areas outside of the historic district.

Each study area is of similar size. Delaware Street is the smallest with 141 parcels. Osage Street has just six more parcels for 147 total and Main Street is the largest with 152 parcels. Delaware, Osage, and Main have similar numbers of parcels with structures: 128, 136, and 127 respectively. Each study area has numerous vacant lots, a couple parking lots, and a few non-residential uses such as churches and municipal structures. The Delaware Street area also has parcels owned by the National Park Service which is not an entity present in the other study areas as is to be expected.

The Main Street and Delaware Street areas have roughly the same number of blocks. Osage Street featured fewer blocks that are slightly larger in size. Osage Street also has smaller yards and, on average, slightly smaller structures. In all the study areas the primary type of construction is wood frame with some brick structures and a few limestone ones as well.

Most of the study areas are zoned residential with a few spot commercial areas. The Main Street Study Area featured two types of commercial zoning, both general and neighborhood commercial districts. The other two study areas have only general commercial districts. In all three study areas the commercially zoned properties are primarily on the edges of the study area and were small in size. The majority of each study area is residential. The Delaware Street Study Area does have lower residential zoning in some sections than the other study areas but all three do have the highest zoning class of R-30. All study areas are dominated by the residential zoning which is to be expected because of the neighborhood housing nature of the areas.

The majority in all of the study areas is owner occupied. Delaware Street has the highest owner occupancy followed by Main Street with Osage Street having the lowest. Vacancy rates are low in all three study areas. No study area has a vacancy rate above the national average of 8.8% (U.S. Census Bureau, 2012). In fact the highest vacancy rate of 4.38% in the Osage Street Study Area is still half the national average.

The assessed market values for properties within the study areas show some differences. The ranges are similar for the Main Street Study Area and the Delaware Street Study Area however the range is much smaller for the Osage Street Study Area. This can be attributed to the fact that the Osage Street Study Area lacks any large church and municipal buildings such as those found in the other study areas that were assessed in the millions of dollars. The average assessed market value is also affected by this factor. Main and Delaware have similar average value for the parcels however Osage is about half the value of the other areas.

The three study areas each feature a variety of housing styles. In all study areas the predominant style is the Craftsman. Queen Anne, Italianate, and Modern are well represented in all of the study areas. The style break down for each study area is very similar to the other areas analyzed.

The structure age characteristics of the three study areas are very similar. The average age is nearly identical in the Delaware Street and Osage Street study areas, with 112 and 113 years respectively. Main Street has a slightly newer average age with 92 years. The oldest structures in the Delaware Street Study Area and the Osage Street Study Area were constructed in 1853. Main Street has a structure that was constructed in 1830, contributing to this study areas long development span of 178 years. Delaware Street's span is 145 whereas Osage Street was 127 years. The Osage Street Study Area has not had any new construction since 1980. All three study areas have the majority of their structures constructed between 1900 and 1920.

Structure condition is a variable that did show variation in the study areas. Most of the structures in the Delaware Street Study Area are standard with very few substandard minors and only a couple substandard major. There are no dilapidated structures. The structures in the Osage Street Study Area are either standard or substandard minor. There are more substandard major structures in this study area than the Delaware Street Study Area. There also is a dilapidated structure in the Osage Street Study Area. The Main Street Study Area has mostly standard structures with some substandard minor and substandard major structures. The

important thing to note from this study area is that there are six dilapidated structures in the Main Street Study Area.

The Main Street Study Area has the only property with a dilapidated environment. The Delaware Street Study Area does not have any substandard major environments whereas the other two study areas have a total of 15 parcels with a substandard major environment. Three properties in the Delaware Street Study Area have a substandard minor environment. Ninety-four properties have a substandard minor environment in the other study areas.

Sidewalk condition is greatly different between the study area within the landmark district and the study areas outside of the district. The Delaware Street Study Area, which is the landmark district, has a sidewalk for every parcel. There is a complete network for pedestrians. Although 17 properties do have substandard minor sidewalks, there are not any substandard major sidewalks or dilapidated sidewalks. The other study areas have a very different story. The Osage Street Study Area has an incomplete sidewalk network. There are two street sections without any sidewalk on one side. Only 45.6% of the parcels have a standard sidewalk in this study area. There are 24 parcels with substandard major and eight with dilapidated sidewalks. The Main Street Study Area does not have better sidewalk conditions. This study area also does not have a complete sidewalk network. There is one street that does not have sidewalks on either side of the street. Eight properties had no sidewalk. A little over half of the parcels have standard sidewalks in the Main Street Study Area. There are 14 dilapidated, 16 substandard major, and 37 substandard minor sidewalks in the Main Street Study Area.

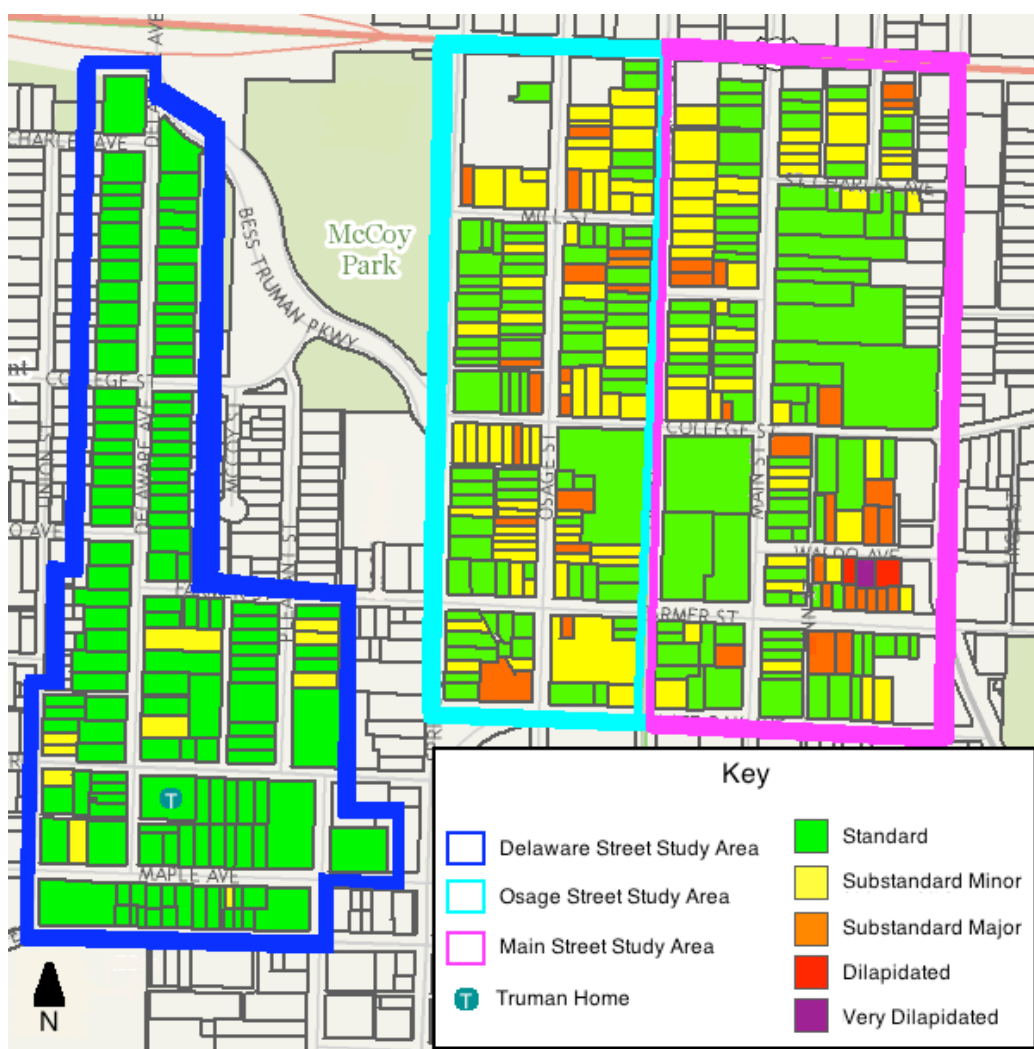
The three condition ratings were combined to create the overall condition rating for each parcel in the study areas. The overall rating gives a clear picture of the conditions present within the study area neighborhoods. The Delaware Street study area is almost entirely standard. There are 10 parcels in this study area, of the 141 total, that are not standard. All 10 are substandard minor. There are no properties in the Delaware Street Study Area that have a combined rating higher than substandard minor. The Delaware Street Study Area is 92.9% standard. The Osage Street Study Area is 50.3% standard. There are 57 substandard minor and 16 substandard major properties within this study area. The Main Street Study Area is 52.6% standard. This study area has 47 parcels in substandard minor condition, 22 in substandard major condition, two in dilapidated condition, and one parcel is so badly deteriorated that it warranted the creation of a

fifth category; very dilapidated. Table 6.1 lists the overall condition findings and Figure 6.21 illustrates the findings geographically.

Table 6.1 Overall Condition Rankings

Study Area	Standard		Substandard Minor		Substandard Major		Dilapidated		Very Dilapidated	
Delaware Street	131	92.9%	10	7.1%	0	0%	0	0%	0	0%
Osage Street	74	50.3%	57	38.8%	16	10.9%	0	0%	0	0%
Main Street	80	52.6%	47	30.9%	22	14.5%	2	1.3%	1	0.7%

Figure 6.21 Map of Overall Condition in All Study Areas (adapted from Jackson County GIS)



In conclusion, the condition of the properties in the historic district, the Delaware Street Study Area, appear to be in significantly better than the conditions in the other two study areas. The percentage of standard properties in the Delaware Street Study Area is 40% greater than the highest comparable study area. The occurrence of substandard properties in the historic district is drastically less than in the other areas. Throughout the two comparable study areas there are 41 substandard major or worse properties. There are none in the Delaware Street Study Area. The highest, or worse, rating in the historic district is substandard minor of which 7.1% of the parcels received this rating. The Osage Street and Main Street study areas have 38.8% and 30.9% substandard minor properties. The structure conditions within the study areas are mostly standard however outside of the historic study area there is a higher prevalence of severe structure condition. There are more substandard major properties outside of the historic district and the district does not have any dilapidated structures whereas the other study areas have multiple dilapidated structures. The environment condition is slightly better within the historic district however the conditions are not bad in any of the study areas. Sidewalk condition showed a very stark difference between the study areas. The sidewalks within the historic district are good. The sidewalks outside of the historic district need a great deal of attention to their deteriorating condition. Overall, the Delaware Street Study Area seems to be in better condition than both the Osage Street Study Area and the Main Street Study Area.

Chapter 7 - Conclusion

In 2011, the United States Secretary of the Interior approved a proposal for expansion of the Harry S. Truman National Historic Landmark District in Independence, Missouri. The expansion of the historic district and the subsequent press resulting from the expansion was the inspiration for this report. This report was concerned with the actual condition within a historic district and if a historic district is beneficial. More specifically, does a historic district associate with property condition? The report's hypothesis is that historic districts do have a positive association with property condition. A housing survey was conducted that looked at structure condition, environment condition, and sidewalk condition in order to get a combined view of the condition of the entire property. The housing survey looked at the Harry S. Truman district in Independence, Missouri as well as two nearby areas that were not in the historic landmark district and served as a means of comparison of property condition. The results of the housing survey concluded that the historic district appears to have a positive association with property condition. The condition of the properties in the historic district, the Delaware Street Study Area, are significantly better than the conditions in the other two study areas. The percentage of standard properties in the Delaware Street Study Area is 40% greater than the highest comparable study area. The structure conditions within the study areas are mostly standard however outside of the historic study area there is a higher prevalence of severe structure condition. There are more substandard major properties outside of the historic district and the district does not have any dilapidated structures whereas the other study areas have multiple. The sidewalks within the historic district are good. The sidewalks outside of the historic district need a great deal of attention to their deteriorating condition. Overall, the Delaware Street Study Area is in better condition than both the Osage Street Study Area and the Main Street Study Area. The results of the survey lead to the conclusion that historic districts appear to have a positive association with property condition especially in terms of preventing structures from nearing inhabitable conditions. It can also be concluded that the City of Independence regulates the maintenance of sidewalks within the historic district better than other surrounding neighborhoods.

Aside from the property condition benefits, the literature review also revealed that historic preservation has many other benefits. Historic resources are a physical link to our past, helping us recognize who we are, how we became so, and how we differ from others. It is a reminder of our identity. They create a sense of familiarity in our environment, contributing to the character of a place. Preserving physical heritage maintains the link to a varied cultural past. Preserving our history helps the public understand and appreciate the past. There is also intrinsic value to the art of historic structures. Cities also have the right to be beautiful places and many historic buildings are of great aesthetic value. There is also social value of preserving the history of people's lives and cultures (Stipe, 2003). Making the effort and initiating the process can serve as a catalyst for preservation of a site but also as a way of building community relations between officials and citizens. The process needs to be local and include community consensus building (Brent, 2000). Preservation goes beyond government regulations and tax incentives to a feeling of preserving one's own history by instilling a sense of ownership in the process because of the grassroots nature of many preservation initiatives. Finally, not only is reuse of existing structures economical but also it is more environmentally friendly.

Preserving history should be an important part of any community's goals and historic districts appear to be an effective means of protecting the condition of the properties.

Recommendations to the City of Independence, Missouri

The results of this study revealed some suggestions that the City of Independence, Missouri might consider in order to improve the study areas. These recommendations include:

- Realign the boundaries of the Truman Design Guidelines area to include the Harry S. Truman National Historic Landmark District expansion in order to ensure that all historically designated areas have uniform regulations.
- Expand the Historic District Overlay in the Unified Development Ordinance to include all properties in the Harry S. Truman National Historic Landmark District.
- Increase code enforcement to reduce occurrence of dilapidated structures, environments, and sidewalks in the study areas.
- Downzone the properties within the district that are zoned R-30. This level of density does not match the historic uses and character of the neighborhood.

- Rezone residential properties that are currently zoned commercial.
- Install sidewalks in the places that are lacking a sidewalk in order to create a complete pedestrian network.
- Implement incentives for maintenance and rehabilitation of sidewalks. Although it is the property owner's responsibility to maintain a safe walking surface on any sidewalk adjacent to their property including the removal of any obstruction that renders the sidewalk dangerous (City of Independence, 2012), it does not appear as though many of the residents are maintaining their sidewalks. An education campaign about sidewalk care might also be beneficial for the City and its residents.
- Re-implement and continue the Midtown Truman Road Corridor 353 Tax Abatement Program, possibly including sidewalk rehabilitation as part of the program.
- Apply for Community Development Block Grants for tax credits for sidewalk repair.

Lessons for Planners

Although this report covered a large amount of information, there are some clear take-away lessons for members of the planning profession. The first main point is that historic preservation is a vital aspect to a community for a variety of reasons. The second lesson from this report is the value of a historic district to historic preservation and planners.

The reasons why preservation is important to the community are numerous. Preservation physically links citizens to the past and contributes to an area's sense of place by connecting the community's identity and reducing homogeneity. Historic preservation honors important aspects of a community's past. It can also be a means of valuing art in the form of historic architecture. Involving the community in the preservation process can serve as a means for establishing and active, ongoing dialogue between city officials and citizen groups or local residents. In addition, reuse of a structure can be more economically, financially, and environmentally logical than new construction, according to some studies such as the one conducted by the New Hampshire Division of Historical Resources (2003).

After establishing reasons why historic preservation is important, a planner might wonder what are effective ways to preserve history. Based on the findings of this study, it is possible that historic districts have a positive association with property condition. Historic districts with preservation related regulations might be an effective tool for protecting historic properties. Historic districts and their associated preservation regulations are definitely worth further consideration and study by the planning community.

Limitations

The variables of occupancy, assessed market value, architectural style, and year constructed were included in the study to serve as controls establishing the comparative nature of the study areas and verifying that the historic district designation was the primary difference. However, it is not possible to control for everything. There may be other factors influencing the results. For this reason it cannot be conclusively stated that the historic district designation is the reason for the improved property condition in the Delaware Street Study Area. Conducting further studies to expand upon this principle would help to strengthen the hypothesis.

A complete economic profile of the study areas was desired for this report. However, there was not a geographic reporting area defined by the Census that matched the chosen study areas. It was not feasible for this study to obtain the needed data. This does create an opportunity for future studies.

It also was not possible to obtain information regarding the level of regulation enforcement within the Harry S. Truman National Historic Landmark District. This was due to a change in staff at the City of Independence, Missouri and the hiring process that was ongoing during much of the course of this report.

Further Studies

The parcels inside the Harry S. Truman National Historic Landmark District in Independence, Missouri were in better condition than those not in the district. This suggests that being in the historic district may be positively associated with the condition of the property. There is room to expand this study and look at other historic districts in different parts of the country and see if there are similar results. Future research can also include possible reasoning behind why the property condition is better in historic districts. There are many potential reasons such as increased regulations, more diligent monitoring by city officials, tax incentives for

rehabilitation, or gentrification. Further studies can be done to determine the association of each of the listed factors.

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Appendix A - Housing Survey Data

Table A.1 Delaware Street Study Area Housing Survey Results

Address	Occupancy	Assessed Market Value	Style	Year	Struc. Cond.	Env. Cond.	SW Cond.
709 W Maple Ave	n/a	\$267,334.00	Other	1918	1	1	1
628 W Lexington Ave	Renter	\$103,000.00	Colonial Revival	1900	1	1	1
626 W Lexington Ave	Renter	\$45,000.00	Craftsman	1900	1	1	1
624 W Lexington Ave	Renter	\$71,699.00	Queen Anne	1900	1	1	1
622 W Lexington Ave	Owner	\$93,000.00	Prairie	1900	1	1	1
616 W Lexington Ave	Renter	\$64,937.00	Craftsman	1912	1	1	2
520 W Lexington Ave	Owner	\$59,830.00	Prairie	1900	1	2	1
518 W Lexington Ave	Renter	\$81,900.00	Prairie	1900	1	1	1
516 W Lexington Ave	Renter	\$85,100.00	Colonial Revival	1900	1	1	1
100 N Pleasant St	n/a	\$1,449,153.00	Gothic Revival	1888	1	1	2
517 W Maple Ave	Renter	\$63,760.00	Italianate	1910	1	1	1
523 W Maple Ave	Renter	\$48,752.00	Prairie	1910	1	1	1
525 W Maple Ave	Renter	\$98,700.00	Queen Anne	1900	3	1	1
527 W Maple Ave	n/a	\$2,000.00	lot	n/a	n/a	1	1
601 W Maple Ave	Owner	\$186,358.00	Queen Anne	1910	1	1	1
607 W Maple Ave	Owner	\$145,000.00	Queen Anne	1890	1	1	1
611 W Maple Ave	Renter	\$129,000.00	Prairie	1908	1	1	1
617 W Maple Ave	Owner	\$98,000.00	Colonial Revival	1904	1	1	1
621 W Maple Ave	Owner	\$100,000.00	Queen Anne	1885	1	1	1
625 W Maple Ave	Renter	\$169,977.00	Other	1929	1	1	1
701 W Maple Ave	Renter	\$170,003.00	Other	1929	1	1	1
720 W Maple Ave	Owner	\$205,900.00	Queen Anne	1880	2	1	1
710 W Maple Ave	Vacant	\$56,200.00	Queen Anne	1903	3	1	1
200 N Delaware St	n/a	\$634,424.00	Other	n/a	1	1	1
616 W Maple Ave	Owner	\$132,397.00	Spanish Eclectic	1936	1	1	1
612 W Maple Ave	n/a	\$12,000.00	lot	n/a	n/a	1	1
610 W Maple Ave	Owner	\$60,000.00	Italianate	1900	1	1	1
600 W Maple Ave	n/a	\$22,080.00	lot	n/a	n/a	1	1
604 W Maple Ave	Renter	\$155,998.00	Spanish Eclectic	1928	1	1	1
526 W Maple Ave	Owner	\$125,000.00	Craftsman	1940	1	1	1
522 W Maple Ave	Owner	\$150,000.00	Second Empire	1853	1	1	1
520 W Maple Ave	Owner	\$82,774.00	Craftsman	1920	1	1	1
218 N Pleasant St	n/a	\$1,996,832.00	Modern	1965	1	1	1
416 W Maple Ave	n/a	n/a	Other	1925	1	1	1
513 W Truman Rd	Renter	\$67,784.00	Craftsman	1920	1	1	1
515 W Truman Rd	Owner	\$93,795.00	Craftsman	1935	1	1	1
517 W Truman Rd	Renter	\$76,000.00	Craftsman	1935	1	1	1
601 W Truman Rd	n/a	\$75,000.00	Craftsman	1915	1	1	1

605 W Truman Rd	n/a	\$60,000.00	Craftsman	1915	2	1	1
219 N Delaware St	n/a	\$274,251.00	Queen Anne	1885	1	1	1
211 N Delaware St	Owner	\$89,346.00	Prairie	1915	1	1	1
216 N Delaware St	n/a	\$101,010.00	Queen Anne	1880	1	1	1
218 N Delaware St	Owner	\$90,000.00	Craftsman	1925	1	1	1
220 N Delaware St	Owner	\$73,310.00	Craftsman	1917	1	1	1
224 N Delaware St	Owner	\$81,794.00	Craftsman	1925	1	1	2
709 W Truman Rd	Renter	\$640,493.00	Other	1924	1	1	2
215 N Union St	Renter	\$21,256.00	lot	n/a	n/a	1	2
225 N Union St	Renter	\$51,389.00	Prairie	1905	1	1	1
303 N Union St	Owner	\$86,800.00	Queen Anne	1890	1	2	3
305 N Union St	Owner	\$72,593.00	Prairie	1895	2	1	2
307 N Union St	Owner	\$68,667.00	Prairie	1900	1	1	2
311 N Union St	Owner	\$92,899.00	Craftsman	1900	1	1	2
313 N Union St	Owner	\$81,700.00	Craftsman	1900	1	1	1
318 N Delaware St	Owner	\$230,000.00	Craftsman	1910	1	1	1
310 N Delaware St	Owner	\$194,800.00	Spanish Eclectic	1900	1	1	1
304 N Delaware St	Owner	\$190,000.00	Italianate	1853	1	1	1
305 N Delaware St	Owner	\$115,000.00	Prairie	1920	1	1	2
315 N Delaware St	Renter	\$108,041.00	Queen Anne	1890	2	1	2
319 N Delaware St	Owner	\$130,000.00	Prairie	1920	1	1	2
403 N Delaware St	Owner	\$145,000.00	Italianate	1890	1	1	1
411 N Delaware St	Owner	\$125,000.00	Queen Anne	1910	1	1	1
417 N Delaware St	Owner	\$101,600.00	Italianate	1900	3	2	2
423 N Delaware St	Renter	\$75,800.00	Craftsman	1914	1	1	2
427 N Delaware St	Owner	\$103,273.00	Craftsman	1913	1	1	2
611 W Farmer St	Renter	\$55,300.00	Craftsman	1906	1	1	1
609 W Farmer St	Owner	\$80,863.00	Craftsman	1908	1	1	1
601 W Farmer St	Owner	\$78,055.00	Craftsman	1920	1	1	1
310 N McCoy Ave	n/a	\$3,144.00	lot	n/a	n/a	1	1
600 W Truman Rd	Owner	\$78,600.00	Craftsman	1914	1	1	1
610 W Truman Rd	Owner	\$92,600.00	Queen Anne	1910	1	1	1
300 N Pleasant St	Renter	\$113,000.00	Queen Anne	1870	1	1	1
304 N Pleasant St	Owner	\$65,300.00	Craftsman	1910	1	1	1
306 N Pleasant St	n/a	\$12,000.00	lot	n/a	n/a	1	1
400 N Pleasant St	n/a	n/a	lot	n/a	n/a	1	1
406 N Pleasant St	Owner	\$130,500.00	Queen Anne	1910	1	1	1
410 N Pleasant St	Owner	\$100,000.00	Queen Anne	1910	1	1	1
414 N Pleasant St	Owner	\$67,953.00	Queen Anne	1910	2	1	1
418 N Pleasant St	Owner	\$93,000.00	Queen Anne	1900	2	1	1
420 N Pleasant St	Owner	\$86,063.00	Italianate	1890	1	1	1
424 N Pleasant St	Owner	\$97,200.00	Queen Anne	1900	1	1	1
425 N Pleasant St	Owner	\$66,334.00	Craftsman	1928	1	1	1
423 N Pleasant St	Renter	\$63,900.00	Queen Anne	1910	3	1	2
419 N Pleasant St	Vacant	\$47,300.00	Italianate	1890	3	1	2
415 N Pleasant St	Owner	\$125,000.00	Queen Anne	1890	1	1	1
409 N Pleasant St	Owner	\$176,400.00	Queen Anne	1889	1	1	1

407 N Pleasant St	n/a	\$13,598.00	lot	n/a	n/a	1	2
500 W Truman Rd	n/a	\$4,478,841.00	Queen Anne	1895	1	1	1
400 N Delaware St	Owner	\$115,000.00	Craftsman	1921	1	1	1
408 N Delaware St	Owner	\$169,000.00	Queen Anne	1905	1	1	1
No address	n/a	n/a	lot	n/a	n/a	1	1
416 N Delaware St	Owner	\$104,000.00	Shingle	1900	1	1	1
422 N Delaware St	Renter	\$114,700.00	Italianate	1900	1	1	1
426 N Delaware St	Owner	\$190,000.00	Prairie	1908	1	1	1
500 N Delaware St	Renter	\$136,700.00	Modern	1952	1	1	1
510 N Delaware St	Owner	\$180,000.00	Queen Anne	1887	1	1	1
610 W Farmer St	Owner	\$74,537.00	Craftsman	1918	1	1	1
503 N Delaware St	Owner	\$97,315.00	Italianate	1900	1	1	1
511 N Delaware St	Owner	\$135,000.00	Italianate	1880	1	1	1
601 N Delaware St	Renter	\$103,700.00	Modern	1967	1	1	1
605 N Delaware St	Renter	\$120,000.00	Queen Anne	1920	1	1	1
611 N Delaware St	Owner	\$112,456.00	Prairie	1915	1	1	1
615 N Delaware St	Owner	\$76,700.00	Modern	1971	1	1	1
619 N Delaware St	Owner	\$93,000.00	Colonial Revival	1915	1	1	1
623 N Delaware St	Renter	\$67,800.00	Modern	1969	1	1	1
627 N Delaware St	Renter	\$86,600.00	Craftsman	1915	1	1	1
631 N Delaware St	Owner	\$98,000.00	Prairie	1925	1	1	1
633 N Delaware St	Owner	\$110,000.00	Tudor	1922	1	1	1
635 N Delaware St	Owner	\$120,000.00	Modern	1920	1	1	1
602 N Delaware St	Owner	\$135,910.00	Queen Anne	1895	1	1	1
610 N Delaware St	Owner	\$132,400.00	Colonial Revival	1922	1	1	1
614 N Delaware St	Owner	\$99,000.00	Modern	1951	1	1	1
618 N Delaware St	Owner	\$130,000.00	Tudor	1910	1	1	1
620 N Delaware St	Owner	\$155,000.00	Queen Anne	1888	1	1	1
626 N Delaware St	Owner	\$150,750.00	Queen Anne	1900	1	1	1
628 N Delaware St	Owner	\$101,681.00	Prairie	1910	1	1	1
630 N Delaware St	Renter	\$111,400.00	Craftsman	1914	1	1	1
702 N Delaware St	Owner	\$160,000.00	Queen Anne	1887	1	1	1
706 N Delaware St	Owner	\$68,638.00	Craftsman	1912	1	1	1
710 N Delaware St	Owner	\$122,300.00	Colonial Revival	1916	1	1	1
722 N Delaware St	Owner	\$79,800.00	Modern	1970	1	1	1
726 N Delaware St	Owner	\$97,400.00	Modern	1969	1	1	1
800 N Delaware St	Renter	\$96,900.00	Colonial Revival	1969	1	1	1
806 N Delaware St	Owner	\$74,500.00	Modern	1961	1	1	1
810 N Delaware St	Owner	\$72,548.00	Modern	1960	1	1	1
818 N Delaware St	n/a	\$12,000.00	lot	n/a	n/a	1	1
820 N Delaware St	Owner	\$76,000.00	Tudor	1920	1	1	1
822 N Delaware St	Owner	\$147,800.00	Modern	1968	1	1	1
900 N Delaware St	n/a	n/a	lot	n/a	n/a	1	1
McCoy Park	n/a	n/a	lot	n/a	n/a	1	1
817 N Delaware St	Owner	\$151,777.00	Modern	1998	1	1	1
815 N Delaware St	Renter	\$75,700.00	Modern	1950	1	1	1
811 N Delaware St	Owner	\$63,800.00	Modern	1965	1	1	1

809 N Delaware St	Owner	\$74,600.00	Modern	1966	1	1	1
McCoy Park	n/a	n/a	lot	n/a	n/a	1	1
719 N Delaware St	Owner	\$115,000.00	Modern	1969	1	1	1
717 N Delaware St	Owner	\$83,400.00	Modern	1950	1	1	1
715 N Delaware St	Owner	\$60,000.00	Craftsman	1900	1	1	1
711 N Delaware St	Owner	\$89,069.00	Queen Anne	1900	1	1	1
709 N Delaware St	Renter	\$85,000.00	Craftsman	1920	1	1	1
707 N Delaware St	Owner	\$110,000.00	Craftsman	1910	1	1	1
701 N Delaware St	Owner	\$82,346.00	Craftsman	1919	2	1	1

TableA.2 Osage Street Study Area Housing Survey Results

Address	Occupancy	Assessed Market Value	Style	Year	Structure Condition	Environment Condition	Sidewalk Condition
401 N Spring	renter	76,816	Craftsman	1900	1	1	1
405 N Spring	owner	84,200	Prairie	1925	1	1	1
407 N Spring	vacant	81,184	Prairie	1930	1	1	3
413 N Spring	owner	113,475	Queen Anne	1900	2	1	1
415 N Spring	renter	89,300	Craftsman	1920	2	1	1
421 N Spring	renter	128,081	Colonial Revival	1928	2	2	1
317 W Farmer	renter	57,626	Other	n/a	2	1	1
315 W Farmer	renter	36,200	Modern	1940	2	1	1
313 W Farmer	renter	36,200	Modern	1940	2	1	1
301 W Farmer	owner	114,242	Modern	1935	1	1	1
414 N Osage	n/a	8,000	lot	n/a	n/a	1	1
408 N Osage	renter	65,650	Other	n/a	2	2	3
400 N Osage	n/a	89,000	lot	n/a	n/a	3	3
220 W White Oak	n/a	230,489	Other	n/a	1	1	1
210 W White Oak	owner	80,274	Other	n/a	1	2	1
400 N Liberty	owner	195,600	Other	n/a	1	2	2
No Address	n/a	n/a	Greek Revival	n/a	1	1	5
221 E Farmer	n/a	6,000	lot	n/a	n/a	1	5
422 N Liberty	renter	80,000	Prairie	1910	1	1	1
420 N Liberty	n/a	6,000	lot	n/a	n/a	1	1
324 W Farmer	owner	91,746	Other	n/a	1	1	2
314 W Farmer	renter	86,200	Modern	1967	1	1	1
308 W Farmer	renter	58,175	Queen Anne	1890	1	1	1
306 W Farmer	owner	49,328	Craftsman	1920	2	2	2
300 W Farmer	vacant	37,377	Italianate	1890	3	3	1
506 N Osage	owner	25,000	Queen Anne	1895	2	2	1
510 N Osage	owner	70,076	Craftsman	1895	1	1	2
514 N Osage	renter	21,100	Craftsman	1930	1	2	2
516 N Osage	renter	37,208	Craftsman	1937	2	2	1
518 N Osage	renter	34,354	Craftsman	1928	3	2	2

600 N Osage	renter	27,456	Queen Anne	1920	3	2	4
602 N Osage	renter	47,717	Craftsman	1920	2	3	2
604 N Osage	owner	45,425	Craftsman	1920	2	2	1
606 N Osage	renter	41,784	Craftsman	1920	2	1	1
608 N Osage	owner	37,940	Craftsman	1920	1	1	1
610 N Osage	renter	50,006	Prairie	1920	1	1	1
301 W College	renter	32,369	Queen Anne	1890	2	1	2
303 W College	owner	48,562	Queen Anne	1890	1	1	3
307 W College	renter	46,851	Queen Anne	1890	2	2	4
309 W College	owner	44,680	Queen Anne	1890	2	2	2
311 W College	renter	42,200	Queen Anne	1890	2	2	3
315 W College	renter	28,800	Craftsman	1900	1	2	3
321 W College	renter	55,056	Craftsman	1890	2	2	1
325 W College	renter	32,369	Craftsman	1921	2	1	3
615 N Spring	renter	63,000	Modern	1972	1	1	2
613 N Spring	owner	58,169	Prairie	1921	1	1	1
611 N Spring	owner	66,316	Prairie	1895	1	2	1
521 N Spring	vacant	33,034	Craftsman	1920	2	2	2
517 N Spring	renter	150,766	Other	1976	1	1	1
503 N Spring	renter	148,210	Other	n/a	1	2	1
220 W Farmer	renter	58,560	Craftsman	1915	1	2	2
218 W Farmer	owner	73,720	Craftsman	1920	1	1	1
214 W Farmer	renter	64,737	Prairie	1920	1	1	1
502 N Liberty	renter	87,500	Prairie	1916	1	1	1
508 N Liberty	renter	92,376	Prairie	1920	1	1	1
510 N Liberty	owner	64,284	Craftsman	1916	2	2	1
512 N Liberty	renter	93,868	Prairie	1950	2	1	2
600 N Liberty	n/a	679,300	Other	n/a	1	1	1
527 N Osage	n/a	6,000	lot	n/a	n/a	1	2
525 N Osage	renter	151,247	Other	n/a	1	3	5
521 N Osage	renter	33,855	Craftsman	1925	2	2	2
519 N Osage	owner	38,376	Craftsman	1925	1	1	2
517 N Osage	renter	36,375	Craftsman	1925	1	2	2
515 N Osage	renter	34,587	Craftsman	1925	2	1	3
511 N Osage	renter	30,819	Craftsman	1905	3	2	3
509 N Osage	renter	48,468	Craftsman	1905	1	2	2
324 W College	renter	430,052	Other	n/a	1	1	2
310 W College	renter	37,642	Italianate	1890	1	1	1
306 W College	renter	45,272	Queen Anne	1890	1	1	1
304 W College	owner	46,211	Queen Anne	1890	1	1	2
300 W College	renter	42,400	Queen Anne	1895	2	3	4
716 N Osage	n/a	6,000	lot	n/a	n/a	1	4
718 N Osage	owner	80,000	Queen Anne	1890	1	1	1
724 N Osage	renter	71,646	Modern	1952	1	2	1
728 N Osage	owner	77,248	Modern	1895	2	1	2
730 N Osage	owner	62,600	Craftsman	1905	1	1	2
800 N Osage	renter	49,700	Craftsman	1905	1	1	1

804 N Osage	renter	59,349	Prairie	1920	1	1	2
806 N Osage	renter	40,477	Craftsman	1915	3	2	2
808 N Osage	renter	63,363	Craftsman	1915	1	2	1
810 N Osage	renter	68,628	Craftsman	1910	1	2	2
812 N Osage	renter	61,894	Craftsman	1910	1	2	1
814 N Osage	owner	52,200	Craftsman	1922	1	1	1
315 W Mill	owner	63,721	Craftsman	1915	1	1	1
317 W Mill	owner	76,987	Modern	1920	1	1	1
813 N Spring	renter	91,348	Other	1968	1	1	2
809 N Spring	owner	167,847	Modern	1968	1	1	2
805 N Spring	renter	89,098	Queen Anne	1890	1	1	2
729 N Spring	owner	87,653	Modern	1968	1	1	1
727 N Spring	owner	50,141	Craftsman	1895	1	1	1
723 N Spring	renter	44,871	Queen Anne	1890	2	1	2
719 N Spring	renter	62,473	Craftsman	1900	1	1	1
717 N Spring	owner	45,146	Craftsman	1900	1	1	1
715 N Spring	n/a	6,000	lot	n/a	n/a	1	1
222 W College	renter	7,900	Italianate	1885	3	2	4
220 W College	owner	42,254	Italianate	1890	1	2	2
216 W College	renter	44,701	Italianate	1890	1	2	2
210 W College	owner	50,920	Prairie	1900	1	2	3
700 N Liberty	renter	55,026	Italianate	1900	2	1	2
708 N Liberty	owner	90,680	Prairie	1900	1	1	2
712 N Liberty	owner	77,218	Prairie	1890	1	1	1
716 N Liberty	owner	55,360	Modern	1900	1	1	3
722 N Liberty	owner	69,218	Craftsman	1905	2	2	1
728 N Liberty	owner	107,469	Craftsman	1905	1	1	1
732 N Liberty	owner	57,534	Craftsman	1900	1	1	1
734 N Liberty	owner	45,341	Craftsman	1895	1	1	2
736 N Liberty	renter	53,898	Prairie	1900	2	3	3
802 N Liberty	renter	50,455	Craftsman	1900	1	1	1
808 N Liberty	owner	43,115	Craftsman	1900	2	3	4
810 N Liberty	renter	40,135	Craftsman	1920	3	1	1
812 N Liberty	owner	66,836	Prairie	1940	1	1	1
816 N Liberty	renter	47,280	Other	1900	2	1	1
209 W Mill	owner	38,158	Craftsman	1900	1	2	1
215 W Mill	renter	6,000	Craftsman	n/a	1	1	1
219 W Mill	renter	27,994	Craftsman	1900	1	1	1
223 W Mill	owner	44,887	Craftsman	1900	1	1	3
322 W Mill	owner	56,299	Modern	1948	4	1	5
318 W Mill	owner	85,100	Modern	1951	1	1	5
302 W Mill	vacant	100,000	Italianate	1853	2	2	2
828 N Osage	renter	45,200	Craftsman	1927	1	2	3
908 N Osage	renter	145,000	Other	n/a	1	1	1
222 W Mill	renter	45,269	Craftsman	1925	3	3	4
220 W Mill	owner	64,173	Craftsman	1970	1	1	3
216 W Mill	owner	9,802	Other	n/a	1	1	3

210 W Mill	renter	37,365	Other	1920	1	1	3
822 N Liberty	n/a	6,000	lot	n/a	n/a	2	2
824 N Liberty	owner	58,313	Craftsman	1900	2	2	3
834 N Liberty	owner	67,551	Craftsman	1900	1	2	1
836 N Liberty	owner	105,608	Prairie	1900	1	1	2
846 N Liberty	renter	84,180	Craftsman	1935	1	2	2
902 N Liberty	renter	58,911	Italianate	1929	3	1	2
904 N Liberty	owner	86,900	Prairie	1920	2	1	2
908 N Liberty	renter	70,407	Craftsman	1920	1	1	2
910 N Liberty	renter	47,700	Craftsman	1920	1	1	2
915 N Osage	renter	91,348	Modern	1980	1	2	3
911 N Osage	renter	18,000	Craftsman	1920	3	3	3
909 N Osage	renter	50,956	Craftsman	1925	1	1	3
907 N Osage	owner	64,685	Modern	1949	1	1	3
813 N Osage	owner	63,704	Craftsman	1900	1	1	1
805 N Osage	renter	16,691	Italianate	1885	3	2	3
801 N Osage	renter	51,789	Italianate	1885	1	1	4
735 N Osage	renter	49,664	Prairie	1912	1	1	1
725 N Osage	owner	49,986	Craftsman	1907	2	1	1
723 N Osage	owner	54,546	Craftsman	1907	1	1	1
715 N Osage	owner	47,417	Prairie	1907	1	1	1
713 N Osage	vacant	30,634	Craftsman	1920	3	2	3
711 N Osage	renter	29,561	Prairie	1922	1	2	2

Table A.3 Main Street Study Area Housing Survey Results

Address	Occupancy	Assessed Market Value	Style	Year	Structure Condition	Environment Condition	Sidewalk Condition
601 N Liberty	n/a	52,922	Other	n/a	1	1	2
500 N Main	n/a	908,144	Other	n/a	1	1	1
609 N Liberty	n/a	2,837,737	Other	n/a	1	1	1
501 N Main	renter	82,356	Prairie	1940	1	1	1
110 E Farmer	owner	52,100	Craftsman	1923	1	2	1
505 N Main	owner	57,234	Queen Anne	1920	3	2	1
507 N Main	owner	77,289	Queen Anne	1900	1	1	1
509 N Main	renter	80,000	Prairie	n/a	3	2	2
601 N Main	owner	56,806	Prairie	1925	1	1	1
112 E Waldo	renter	36,787	Modern	1956	1	1	1
605 N Main	owner	108,403	Italianate	1880	1	1	2
609 N Main	owner	83,140	Craftsman	1921	1	1	2
615 N Main	renter	78,000	Queen Anne	1900	1	1	1
617 N Main	owner	94,429	Italianate	1910	1	2	2

619 N Main	owner	62,406	Prairie	1903	2	2	1
623 N Main	owner	83,278	Queen Anne	1910	1	1	2
627 N Main	renter	47,530	Other	n/a	2	3	3
703 N Liberty	owner	71,697	Italianate	1900	2	1	2
110 W College	n/a	6,308	lot	n/a	n/a	1	3
106 E College	n/a	4,000	lot	n/a	n/a	2	3
706 N Main	owner	55,174	Italianate	1900	1	2	1
710 N Main	vacant	35,453	Queen Anne	n/a	2	1	2
714 N Main	owner	126,385	Queen Anne	1888	1	1	1
718 N Main	vacant	58,678	Queen Anne	1900	1	1	1
722 N Main	owner	66,387	Queen Anne	1920	1	1	1
724 N Main	owner	90,292	Queen Anne	1951	3	2	1
728 N Main	owner	114,019	Prairie	1920	1	1	2
730 N Main	owner	78,982	Craftsman	1920	1	1	1
111 W Nettleton	owner	43,108	Italianate	1890	1	2	2
117 W Nettleton	renter	141,073	Other	n/a	2	1	1
731 N Liberty	renter	58,911	Craftsman	1890	1	1	2
727 N Liberty	owner	46,454	Craftsman	1930	2	1	2
721 N Liberty	owner	97,094	Craftsman	1880	3	2	2
715 N Liberty	owner	78,817	Queen Anne	1880	1	1	2
713 N Liberty	owner	70,564	Queen Anne	1950	2	1	1
709 N Liberty	owner	73,706	Craftsman	1949	2	1	2
701 N Main	renter	68,621	Italianate	1880	2	2	3
108 E College	owner	65,275	Queen Anne	1890	1	1	1
711 N Main	owner	59,735	Modern	1939	1	1	1
715 N Main	owner	127,901	Modern	1939	1	1	1
727 N Main	n/a	1,160,462	Other	n/a	1	1	1
801 N Main	owner	86,748	Colonial Revival	1935	1	1	2
805 N Main	owner	88,363	Craftsman	1910	1	1	1
809 N Main	owner	88,700	Prairie	1910	1	1	2
817 N Main	renter	109,000	Prairie	1909	1	2	1
823 N Main	owner	122,767	Italianate	1890	1	1	1
825 N Main	owner	136,851	Gothic Revival	1830	1	1	1
105 E St Charles	owner	77,274	Gothic Revival	1934	1	1	1
125 E St Charles	renter	35,900	Modern	1967	3	2	1
112 W Nettleton	renter	13,640	Other	1967	2	2	4
804 N Main	owner	147,907	Craftsman	1900	1	1	3
806 N Main	owner	48,676	Craftsman	1910	1	1	1
808 N Main	owner	51,837	Craftsman	1920	1	1	2
810 N Main	owner	49,535	Craftsman	1930	1	1	1
820 N Main	owner	77,539	Modern	1940	1	1	1
822 N Main	owner	89,500	Modern	1946	1	1	1
824 N Main	owner	47,854	Modern	1952	1	2	2
830 N Main	owner	69,078	Queen Anne	1890	2	2	1
834 N Main	owner	58,372	Modern	1934	1	1	1
838 N Main	n/a	133,980	Other	n/a	2	1	1
920 N Main	renter	119,247	Modern	1953	1	1	1

924 N Main	owner	65,119	Modern	1934	1	1	1
926 N Main	owner	69,524	Craftsman	1930	1	1	1
928 N Main	renter	59,319	lot	n/a	1	1	2
903 N Liberty	renter	70,246	Craftsman	1900	1	1	3
835 N Liberty	n/a	15,000	lot	n/a	n/a	2	2
833 N Liberty	renter	70,174	Modern	1972	1	1	3
829 N Liberty	owner	44,216	Modern	1949	2	1	3
823 N Liberty	renter	65,700	Craftsman	1890	1	1	4
819 N Liberty	owner	63,526	Craftsman	1930	4	1	2
815 N Liberty	renter	38,195	Italianate	1890	1	1	4
813 N Liberty	owner	73,383	Craftsman	1926	1	1	3
807 N Liberty	n/a	46,600	lot	1920	n/a	2	4
801 N Liberty	n/a	9,879	lot	n/a	n/a	2	4
902 N Lynn	owner	55,015	Queen Anne	1926	1	1	2
906 N Lynn	owner	80,866	Prairie	1910	2	2	2
910 N Lynn	renter	57,059	Prairie	1910	1	1	3
922 N Lynn	renter	50,900	Queen Anne	1900	1	1	4
926 N Lynn	renter	45,996	Craftsman	1900	1	1	2
925 N Main	owner	53,336	Craftsman	1920	1	1	2
923 N Main	owner	56,500	Craftsman	1920	1	1	2
917 N Main	owner	91,100	Colonial Revival	1908	1	1	1
915 N Main	owner	63,400	Prairie	1920	1	1	3
911 N Main	renter	55,100	Craftsman	1920	2	2	2
905 N Main	owner	41,400	Craftsman	1920	2	2	2
901 N Main	owner	49,153	Craftsman	1910	2	2	1
925 N Lynn	renter	19,830	Queen Anne	1895	4	2	3
923 N Lynn	renter	47,700	Craftsman	1900	2	2	4
921 N Lynn	vacant	42,600	Prairie	1910	2	2	2
917 N Lynn	owner	78,500	Italianate	1890	1	1	1
911 N Lynn	owner	55,126	Modern	1952	1	1	1
909 N Lynn	owner	29,072	Queen Anne	1890	2	2	2
907 N Lynn	owner	32,060	Queen Anne	1891	2	1	3
901 N Lynn	owner	82,648	Modern	1988	2	2	1
127 E St Charles	renter	56,911	Craftsman	1923	1	2	1
201 E St Charles	owner	19,821	Other	n/a	n/a	1	1
205 E St Charles	owner	58,698	Craftsman	1915	2	1	1
207 E St Charles	n/a	6,000	lot	n/a	n/a	2	1
130 E College	renter	3,023,700	Other	n/a	1	1	1
117 E College	owner	168,020	Other	n/a	1	1	1
123 E College	renter	279,230	Other	n/a	1	1	1
129 E College	renter	141,705	Other	n/a	2	2	1
137 E College	owner	90,838	Modern	1987	1	1	1
612 Parker Ct	renter	35,136	Craftsman	1930	1	2	5
134 E Waldo	owner	34,354	Modern	1940	1	2	5
130 E Waldo	renter	27,409	Modern	1930	1	2	5
120 E Waldo	renter	86,041	Italianate	1910	1	2	2
118 E Waldo	owner	29,293	Craftsman	1910	3	2	3

116 E Waldo	owner	64,930	Craftsman	1927	1	1	2
113 E Waldo	n/a	6,000	lot	n/a	2	2	4
121 E Waldo	owner	40,494	Queen Anne	1930	1	1	4
125 E Waldo	owner	24,660	Queen Anne	1920	4	2	5
127 E Waldo	n/a	24,000	lot	n/a	n/a	4	5
137 E Waldo	renter	25,000	Craftsman	1920	4	3	5
138 E Farmer	n/a	13,732	lot	n/a	n/a	3	1
136 E Farmer	n/a	5,000	lot	n/a	n/a	2	3
134 E Farmer	n/a	5,000	lot	n/a	n/a	2	4
132 E Farmer	n/a	5,000	lot	n/a	n/a	1	4
130 E Farmer	n/a	5,000	lot	n/a	n/a	1	5
124 E Farmer	n/a	5,000	lot	n/a	n/a	1	5
120 E Farmer	renter	126,000	Modern	2008	1	1	1
118 E Farmer	renter	30,738	Queen Anne	1944	2	2	4
116 E Farmer	renter	46,869	Modern	1951	1	1	1
117 E Farmer	n/a	21,132	lot	n/a	n/a	1	4
127 E Farmer	renter	33,195	Prairie	1940	4	2	4
129 E Farmer	n/a	8,000	lot	n/a	n/a	1	1
131 E Farmer	owner	43,509	Craftsman	1930	1	1	1
135 E Farmer	n/a	8,000	lot	n/a	n/a	1	1
143 E Farmer	renter	29,491	Craftsman	1900	1	1	1
145 E Farmer	owner	35,932	Craftsman	1930	1	1	1
136 E White Oak	n/a	11,000	lot	n/a	n/a	2	1
132 E White Oak	n/a	18,840	lot	n/a	n/a	2	1
128 E White Oak	n/a	8,000	lot	n/a	n/a	1	1
116 E White Oak	n/a	344,509	Other	n/a	1	1	1
401 N Liberty	renter	\$87,882	Other	n/a	1	2	2
409 N Liberty	n/a	\$456,452	Spanish Eclectic	n/a	1	1	1
413 N Liberty	renter	\$213,828	Other	n/a	1	1	2
419 N Liberty	renter	\$48,553	Queen Anne	1930	1	1	1
421 N Liberty	renter	\$67,327	Queen Anne	1890	1	1	1
115 W Farmer	renter	\$25,841	Second Empire	1890	1	2	3
113 W Farmer	renter	\$63,786	Prairie	1910	1	1	1
424 N Main	owner	\$77,000	Prairie	1910	1	1	2
418 N Main	n/a	\$27,187	lot	n/a	n/a	3	2
no address	n/a	\$66,226	lot	n/a	n/a	1	1
401 N Main	renter	\$84,702	Other	n/a	3	3	1
417 N Main	n/a	\$5,000	lot	n/a	n/a	1	1
417 N Main	renter	\$62,758	Craftsman	1935	2	2	1
419 N Main	renter	\$61,737	Craftsman	1935	1	2	1
421 N Main	owner	\$54,726	Craftsman	1930	1	1	1
425 N Main	owner	\$55,701	Craftsman	1930	2	1	1
110 E College	n/a	n/a	lot	n/a	n/a	1	1
120 E College	vacant	n/a	Modern	n/a	4	3	1